

Staff Summary Report

City Council Meeting Date: 12/06/07

Agenda Item Number: 70

SUBJECT: This is the second public hearing for a Planned Area Development Overlay for CENTERPOINT ON MILL located at 640 South Mill Avenue.

DOCUMENT NAME: 20071206dsrl04

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CENTERPOINT ON MILL (PL060549)** (Centerpoint Holdings LLC, property owner; Manjula Vaz, Gammage & Burnham, applicant) for three (3) buildings with residential, a hotel with a health club, and commercial uses; and two (2) ground level plaza buildings. The mixed use buildings range in height from 11, 17 & 20 stories, all within 4.21 acres, located at 640 South Mill Avenue, in the City Center District. The request includes the following:

PAD07019 – Amended Planned Area Development Overlay for Centerpoint on Mill, Lots 2, 4, 5 & 6 to modify development standards for buildings ranging height from up to 158-255 feet, consisting of 256 hotel suites, 434 dwelling units, and over 108,000 sq. ft. of commercial space.

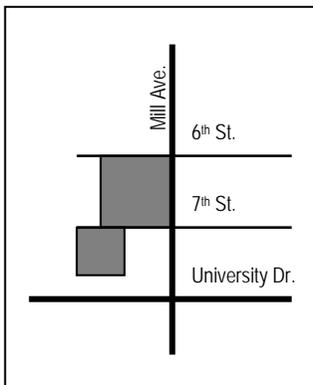
PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)



RECOMMENDATION: Staff – Approval, subject to conditions (1-7).
Development Review Commission – Approval (5-1 vote)

ADDITIONAL INFO:



Gross/Net site area	4.21 acres
Total Building area	1,228,099 s.f.
Total Residential	434 total dwelling units
Building A	- 175 dwelling units
Building B/C	- 259 dwelling units
Hotel Suites	256 suites
Total Lot Coverage	17 % (50% maximum allowed)
Buildings:	<u>H</u> <u>A</u> <u>B/C</u> <u>J</u> <u>K</u>
Proposed Height	255' 221' 158' 30' 30' (max. 50' allowed)
Building setbacks	0' (0' min. required)
Landscape area	13% (no standard)
Total Bicycle Parking	241 spaces (241 minimum required)

Total Provided Shared Parking **2,997** (includes other Centerpoint and off-site lots)
 Vehicle Parking On-Site - 864 spaces (total for all phases)
Total Required Parking **2,133** min. (Phase I – 872, Phase II – 469, Phase III – 792)

This request includes a three-phased redevelopment proposal of the northwest block of Mill Avenue and 7th Street, including the existing Harkins Centerpoint Theater building. On October 3, 2007 the applicant held their noticed neighborhood meeting for input on the project. Development Review Commission recommended approval of the request on October 23, 2007.

- PAGES:**
1. List of Attachments
 - 2-3. Comments / Reasons for Approval
 4. Conditions of Approval
 - 4-6. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
- 1-2. Waiver of Rights and Remedies form
 3. Location Map(s)
 4. Aerial Photo(s)
 - 5-11. Letter of Explanation
 - 12-24. Summary of Public Outreach
 - 25-29. Planned Area Development: Site plan
 - 30-31. Bldg. A – Floor Plans & Elevations
 - 32-34. Bldg. B/C – Floor Plans & Elevations
 - 35-37. Bldgs. H, J, & K – Floor Plans & Elevations
 38. Overall Building Elevations
 39. Landscape Plan
 40. Massing Perspectives
 - 41-43. Shadow Study
 - 44-51. Parking Analysis

COMMENTS:

The applicant is requesting an approval for an Amended Planned Area Development Overlay for five (5) total buildings within a three (3) phased development, including three (3) buildings requesting ranging in heights from (158-255) feet, and two (2) ground level plaza buildings, all consisting of 1,228,099 square feet of commercial, residential, and hotel use. This site is located west of Mill Avenue from 6th Street to 7th Street and east of Maple Avenue, including the area east of the existing parking garage (Harkins Centerpoint building). Existing site includes a commercial building adjacent to a parking garage and the 6th/7th Street & Mill block comprised of a four-story office building and ground level commercial shops fronting Mill Avenue. Some of the notable businesses on this site include the Harkin's Theater, Uno's Pizzeria, Fat Tuesdays, Coffee Plantation and Bath and Body Works.

Project Analysis

Phase I, includes Building H, Hotel and Health Club and Buildings J and K, commercial ground plazas. Building H, the tallest of all buildings is proposed at 255 feet in total height: First floor use consists of a health club and restaurant; Floors 2-4 include additional health club uses with hotel conference space; Floors 5-20 consist of 256 total hotel suites. This building also includes additional levels of below grade parking that can be accessed from the existing parking garage. Buildings J and K are thirty (30) foot high commercial plaza buildings set to integrate the pedestrian plaza as well as provide vehicular circulation for the hotel and Chase buildings as drop-off and loading zones. As part of condition #2 in the report, staff recommends further refinements to the plaza area, avoiding conflicts with vehicular circulation to parking garages and the pedestrian environment. Suggestions include integrating commercial plaza buildings that define a friendly pedestrian area, while clearly identifying vehicular access to parking garages. Completion of final details would be determined through a future development plan review process.

Phase II, consists of a 221 foot tall building with ground level retail and up to seventeen (17) floors consisting of residential units. A total of 175 dwelling units are proposed, including three (3) levels of below grade parking. Parking is accessible on Maple Avenue. Conceivably, the existing commercial building's tenant spaces along Mill Avenue, 6th Street and 7th Street would remain in use while the phase II site is constructed.

Phase III, consists of first floor retail and restaurant totaling over 52,000 sq. ft. in floor area at the street edge (property line). Floors 2-11 step back from the first floor building façade approximately thirty (30) feet, and include residential dwellings totaling 259 units. Phase III will also consist of three (3) levels of underground parking and connect with the underground parking of Phase II, when completed. Buildings B/C and A will have access to the below grade parking along 7th Street at the southwest portion of the site, as well as on Maple Avenue.

According to the Downtown Building Heights Concept Study, accepted on April 6, 2006 by the Central City Development Committee of the Whole, Phase I, Building H is located in the area identified as the "Urban Center", with a suggested maximum height of 300 feet. Building H complies with the heights study guideline. Phases II and III are located in the area identified as the "Mill Avenue Corridor", suggesting a maximum building height of 150 feet and stepping the building back 15 feet at the 50 foot height and 10 additional feet at a 75 foot building height. Phase II, Building A does not meet the suggested height study with an additional height of approximately seventy (70) feet above the "Mill Avenue Corridor" guideline, totaling 221 feet in height, including all mechanical equipment. Phase III, Building B/C generally complies with the height study, providing a frontage step back and a portion of roof elements exceeding the suggested height. While Building A (Phase II) exceeds the Downtown Heights guideline, the building is located at the rear of the site, furthest away from Mill Avenue. Building A is also located within a transitional height zone, from buildings located along Mill Avenue recommended up to 150 feet in height to an area projected up to 300 feet in height, including already entitled developments currently under construction at 340+ feet. Based on the overall elevations and context of the area, Building A meets the spirit and intent of the Downtown Design Principles with a height acceptable to staff as proposed. The applicant has filed for FAA review, seeking determination for no hazard of proposed building heights, prepared by Williams Aviation Consultants in July of 2007.

The applicant submitted a complete Traffic Impact Analysis provided by Heffernan & Associates, which was reviewed by the City's Traffic Engineer. The study and identified traffic counts were found to be acceptable. According to the report, at the final phase of the project the traffic counts will actually decrease as a result of changes in the overall use. A shared parking model was also submitted for the projects collective parking arrangement. The current parking garage (Chase structure) and proposed new underground parking garages and Centerpoint parking agreements will provide adequate availability for commercial, hotel and residential uses including use by the general public, using the calculations provided by the consultant for the Centerpoint area.

Public Input

The Zoning and Development Code requires projects that propose a Planned Area Development Overlay must organize a neighborhood meeting regarding a proposal in order to facilitate dialogue with the adjacent community prior to public hearings. On October 3, 2007 the Centerpoint on Mill project held their required neighborhood meeting. Prior to October 3rd the applicant met several times with stakeholders in the area including the Downtown Tempe Community, nearby property owners, neighborhood association representatives from the vicinity, active residents and business tenants. See attachment on Summary of Public Outreach. A total of eight (8) meetings were organized to take public input and comments. At the Development Review Commission, four people from the public spoke in general support of the project.

Conclusion

The request complies with General Plan 2030 projected land use and residential density for this site. The Planned Area Development (PAD) Overlay implements the General Plan, by providing a mixed-use development of both commercial and residential living space, promoting the concept of live, work and play in one place. The proposed development achieves goals for in-fill development, owner-occupied housing and options to Tempe's existing housing stock.

In April of 2006, the Tempe City Council adopted the "Downtown Building Heights Concept Study". This study designated the Phase I location as an "Urban Center". With that designation, a building height up to 300 feet is an acceptable request. Phase II and III is located in an area designated as the "Mill Avenue Corridor", with recommended building height of 150 feet, including step-backs along Mill Avenue. Building B/C is consistent with the building heights study and based on the articulation of heights and overall building massing of the project. Staff recommends approval of Building A (Phase II) as meeting the spirit and intent of the heights identified in the "Downtown Building Heights Concept Study".

The integration of live, work, recreation, urban life living and commercial services will provide an asset to the longevity and success of Tempe's surrounding neighborhood and the downtown community. Staff recommends approval of the PAD subject to conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project is within the CC, City Center District and part of the Downtown Tempe area.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The "Downtown Building Heights Concept Study" anticipates and supports proposed building heights.
5. The project will meet the development standards required under the Zoning and Development Code.
6. The PAD Overlay will create an innovative design while providing the flexibility of establishing project specific standards.

CONDITIONS OF APPROVAL:

General

1. Prior to the effective date of this ordinance, the property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, or the zoning approval shall be null and void.
 2. The applicant will work with staff to make refinements to design an overall connectivity from 7th Street to Maple Avenue that provides a cohesive path of travel for pedestrians/motorists, subject to final determination through development plan review process.
 3. Building A, maximum building height, including all mechanical equipment, shall be two hundred twenty-one (221) feet.
 4. Building B/C, maximum building height, including all mechanical equipment, shall be one hundred fifty-eight (158) feet. Building height exceeding fifty (50) feet, shall be setback along Mill Avenue, fifteen (15) feet from the property line. Building height exceeding seventy-five (75) feet, shall be setback along Mill Avenue, twenty-five (25) feet from the property line.
 5. Building H, maximum building height including all mechanical equipment shall be 255 feet.
 6. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
 7. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. A Condominium Plat shall be recorded prior to an occupancy permit.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated 9/08/06 and 7/18/07. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
 - Provide public art as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration if any questions regarding implementation of this requirement.
 - Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

HISTORY & FACTS:

June 1985	The City Council selected University Plaza (now Centerpoint) from among 10 proposals for this downtown redevelopment project.
April 30, 1987	The City Council approved for DMB Associates (Centerpoint) a zoning change from I-2, General Industrial, R-4 Multi-Family Residence General District and CCD Central Commercial District to CCD Central Commercial District, and a Preliminary P.A.D. with variances and use permits for University Plaza consisting of 1,200,000 s.f. (2,188,850 s.f. including parking garages) on 24.1 net acres at 600 S. Mill Avenue, subject to conditions.
September 17, 1987	The City Council approved for DMB Associates a Final P.A.D. and Site Plan with variances for Centerpoint, Phase I, consisting of 104,441 s.f. on 11.3 net acres, subject to conditions.

December 13, 1990 The City Council approved for Centerpoint Plaza Limited Partnership a Final P.A.D. for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 416,162 s.f. on 13.34 net acres subject to conditions.

January 10, 1991 The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,414,340 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Phase II (Chase Manhattan Bank) consisting of 411,800 s.f. on 9.60 net acres, subject to conditions.

June 27, 1991 The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. consisting of 1,200,000 s.f. (2,281,495 s.f. including parking garages) on 22.6 net acres total and a Final P.A.D. for Centerpoint Plaza, Phase II (Chase Manhattan Bank) consisting of 324,663 s.f. (1,063,663 s.f. including parking garages) on 6.75 net acres, with variances & use permits, subject to conditions.

May 21, 1992 The City Council approved for Centerpoint Plaza Limited Partnership an Amended Preliminary P.A.D. for Centerpoint Plaza consisting of 1,194,743 s.f. (2,374,086 s.f. including parking garages) on 22.58 net acres and a Final P.A.D. for Centerpoint Plaza Phase III (retail, theater and restaurant) consisting of 60,870 s.f. (including a use permit to allow parking to be provided based on demand) all subject to conditions.

September 24, 1992 The City Council approved for Centerpoint Plaza Limited Partnership a site plan, use permit and variance to allow a 9,158 s.f. building expansion of a previously approved 48,000 s.f. theatre/retail /restaurant bldg. - in Bldg. H, subject to conditions.

March 21, 1996 The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,235,856 s.f. on 22.04 net acres and a Final P.A.D. for Phase IV- Courtyard by Marriott, including a use permit and 3 variances for a 160 -room hotel to be located at 111 West 5th Street, subject to conditions of approval.

May 9, 1996 The City Council approved for Centerpoint Plaza Limited Partnership and DMB Associates, an Amended Preliminary P.A.D. consisting of 2,217,854 s.f. (including parking garages) on 22.04 net acres, and a Final P.A.D. for Phase V- Centerpoint Retail Bldg. "D" consisting of 51,287 s.f. on 2.21 net acres located at 740 South Mill Avenue.

May 6, 1999 City Council approved the Final Plan of Development for Z Tejas Grill (formerly known as the Ellingson Warehouse) consisting of 6,639 s.f. of building area and a 920 s.f. outdoor patio area.

May 6, 1999 City Council approved for Centerpoint an 7th Amended Preliminary Planned Area Development and a Final Plan of Development for the Brown-Strong-Reeve's House, consisting of 1,825 s.f. of building area.

January 25, 2001 City Council held their second public hearing for Centerpoint Residential approving the 8th Amended Preliminary P.A.D. for a mixed-use development consisting of 793,498 s.f. of residential, flex space, office and retail on 4.79 acres, with use a permit and variances at 75 West 5th Street.

June 5, 2002 City Council approved the 9th Amended Preliminary and Final P.A.D. for Phase VIII, with a use permit for Downtown Fire Station No. 6.

June 15, 2004 Redevelopment Review Commission heard this application, approved a height variance for 13 additional feet, and a parking variance to reduce parking by 219 spaces. The Commission added a condition and recommended changes to other conditions prior to approval of all

conditions.

- June 17, 2004 City Council approved the 10th Amended Preliminary PAD, for 725,978 square feet of mixed-use on 4.79 acres, the Final PAD for Phases 1 & 2, Lot 3 of 7a, the requested variances and recommended conditions. City Council approved the Development Agreement for 5th Street and Maple Avenue (Lot 7A), Resolution number 2004.54.
- October 18, 2005 Redevelopment Review Commission heard this request and approved the proposed 11th Amended Planned Area Development (PAD), including the following: 627,968 square feet of existing commercial development and 2,260,098 square feet of additional mixed-use development including office, retail, residential and parking structures, proposed in four phases (Phase 1 and 2 as one building of 997,915 square feet, Phase 3 as one building of 603,580 square feet, and Phase 4 as one building of 658,603 square feet), for a total of 2,888,066 square feet of development within 22.04 net acres at Centerpoint. The four phases of Centerpoint Residential will be located on Centerpoint Plaza Two (Lot 1) and will provide 788 residences on 4.65 net acres.
- November 17, 2005 City Council held a second public hearing and approved the above requested Amended Planned Area Development (PAD).
- May 17, 2006 Development Services administratively approved the 12th Amended Preliminary P.A.D. and Amended Final P.A.D. for Phase II - Parking Garage No. 2. to relocate and modify parking lot for high-profile vehicles, including reduction of PAD boundary acquired to Cosmo building (A.K.A. Mosaic)
- April 23, 2007 Development Services administratively approved the 13th Amended PAD for Centerpoint – Lot 7B, for an extension of 6th Street through the Marriott property to Ash Avenue.
- October 3, 2007 Centerpoint on Mill project holds official neighborhood meeting on proposed phased development.
- October 23, 2007 Development Review Commission recommend approval for CENTERPOINT ON MILL (PL060549) for three (3) buildings with residential, a hotel with a health club, and commercial uses and two (2) ground level plaza buildings, ranging in height from 1, 11, 17 & 20 stories, all within 4.21 acres, located at 640 South Mill Avenue, in the City Center District.
- November 8, 2007 City Council introduced and held the first public hearing for a Planned Area Development Overlay for CENTERPOINT ON MILL located at 640 South Mill Avenue.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts

WHEN RECORDED RETURN TO:

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL060549 to the City requesting that the City approve the following:

- _____ GENERAL PLAN AMENDMENT
- _____ ZONING MAP AMENDMENT
- PAD OVERLAY
- _____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- _____ USE PERMIT
- _____ VARIANCE
- _____ DEVELOPMENT PLAN REVIEW
- _____ SUBDIVISION PLAT/CONDOMINIUM PLAT
- _____ OTHER _____
(Identify Action Requested)

for development of the following real property (Property):

Parcel No. _____ - _____ - _____

(Legal Description and Address)

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2007.

(Signature of Owner) (Printed Name)

(Signature of Owner) (Printed Name)

State of Arizona)
) ss
County of _____)

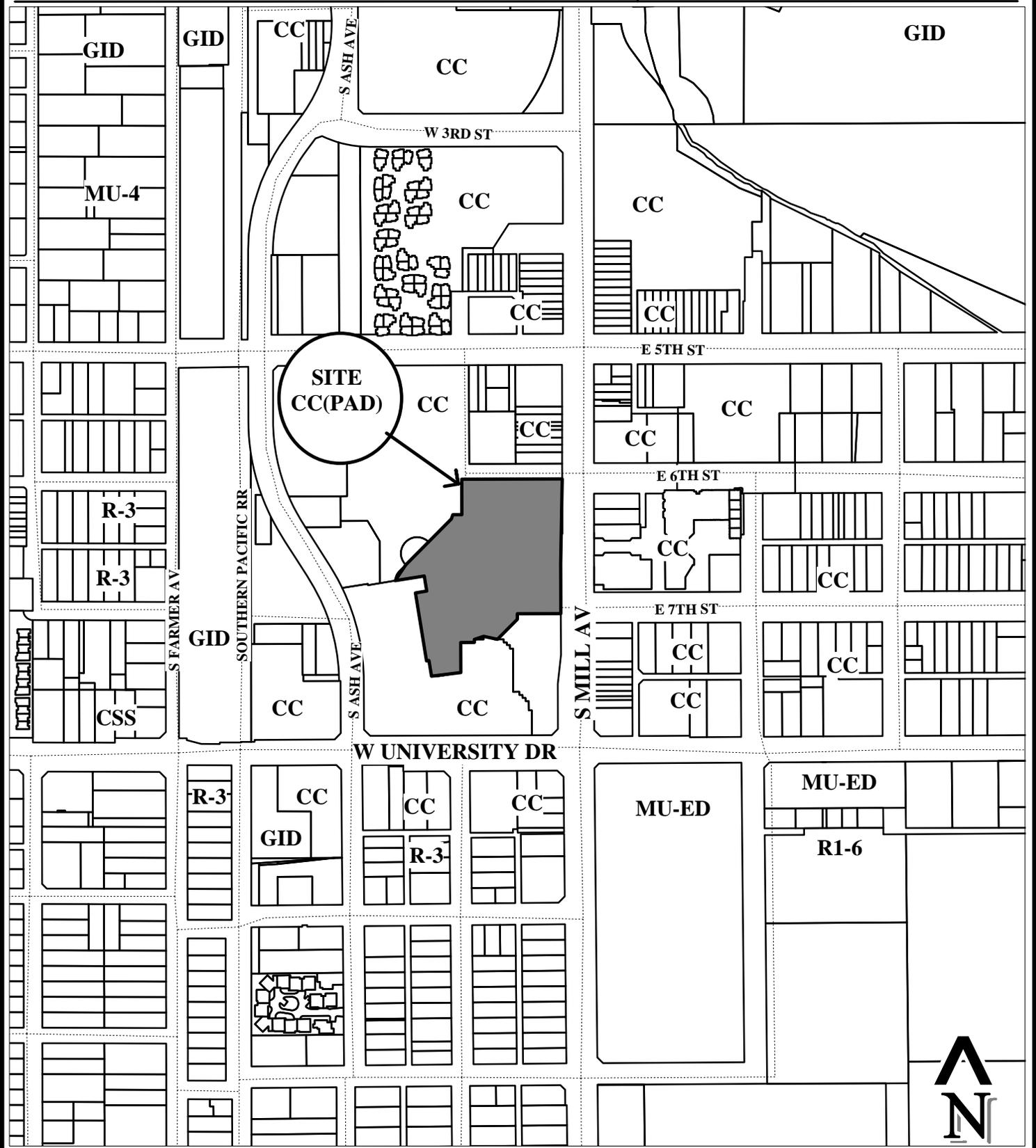
SUBSCRIBED AND SWORN to before me this _____ day of _____, 2007, by

(Signature of Notary)

(Notary Stamp)

CENTERPOINT ON MILL

PL060549





CENTERPOINT ON MILL (PL060549)

Centerpoint on Mill
14th Amendment to PAD
Letter of Explanation- Project Narrative

General Overview of Request

Centerpoint Holdings LLC, a Delaware limited partnership (“DMB”) is proposing the 14th Amendment to the Planned Area Development (the “PAD”) to the Centerpoint on Mill mixed-use project (“Centerpoint”). Centerpoint was developed approximately two (2) decades ago as part of the redevelopment of the downtown Tempe area. The proposed amendment will impact approximately 4.4 acres of the twenty-two (22) acre Centerpoint property which is bounded by Fifth Street to the north, Ash Avenue to the west, University Drive to the south and Mill Avenue to the east (the “Property”) within the City of Tempe (the “City”). Specifically, the Property is located on Lots 2, 4, 5, and 6 of the Centerpoint plat recorded in Book 369, Page 31, Maricopa County Records and as depicted on the attached Site Plan.

The purpose of this PAD application is to request approval for the construction of several mixed-use buildings including the following: (i) two (2) high rise residential buildings, (ii) a hotel, with a health club, and (iii) commercial uses on the ground plaza level (the “Plaza Area”), as described more fully under Planned Land Uses of this Project Narrative (the “Application”).

Project History

Centerpoint was originally zoned Central Commercial District (now referred to as City Center “CC”) with a PAD overlay in 1987. DMB built the first structures at Centerpoint in 1989. At that time, Centerpoint represented one of the significant redevelopment efforts in the history of the City’s downtown area, and was a catalyst in bringing entertainment (Harkins Theatre), major office (the Chase buildings), and restaurant and retail uses to Mill Avenue.

This Application is in keeping with DMB’s longstanding partnership with the City and represents an evolution of the development of the Property that is consistent with the bold and forward thinking direction the City has taken over the years. While the Centerpoint PAD has been amended several times to allow development to evolve with the market, it is DMB’s intent to redevelop Centerpoint into a more dense, contemporary, urban mixed-use commercial area with a blend of mixed-use high rise residential buildings integrated with commercial uses at the street level consistent with the emerging development patterns occurring on Mill Avenue and in the downtown area.

The existing approved uses on the 4.4 acre Property include five (5) separate buildings, which include Building H (Harkins) adjoining an above-grade parking garage off Ash Avenue (the parking garage is not part of this request), three (3) single-story commercial buildings and a 4-story office building bounded by Maple Avenue, 6th Street, Mill Avenue, and 7th Street. The uses within these existing buildings total 37,645 square feet of theatre space, 39,813 square feet of commercial space, and 78,933 square feet of office space.

DMB provided the original vision and design direction for the Property and has sold various portions of the site to specific development entities. These areas include the office buildings currently occupied by Chase, the Marriott Courtyard and the Avenue Communities condominiums. DMB continues to own the 4.4 acres that are the subject of this request and has embarked on this effort to continue to improve and enhance this important site.

Planned Land Uses

The planned land uses for the Application include a mix of residential, hospitality, fitness, and commercial uses within five (5) new buildings. The existing office and commercial buildings within the current office courtyard area will be replaced in a phased manner by Building A and Building B/C. The new buildings will continue to have commercial uses on the ground floor with residential on the upper floors. Building A is planned to be 17 stories and 205 feet high to the roof deck, and 221 feet high to the top of the penthouse. Building B/C is planned to be 11 stories and 150 feet high to the roof deck of the clerestory units, and 158 feet high to the elevator penthouse. Building H will be a hotel which will include a health club on the 2nd to 4th floors in addition to related support uses of the hotel, with hotel rooms on the 5th to 20th floors. Building H is planned to be 20 stories and 240 feet high to the roof deck, and 255 feet high to the top of the penthouse.

Additionally the Plaza Area along the 7th Street alignment just east of Building H will be renovated to include new commercial/retail space. The concept is for small groupings of 1-story structures identified as Buildings J and K on the Site Plan included as part of the PAD. These new retail structures are designed to be reminiscent of outdoor café areas found in other urbanized cities in the U.S. and Europe. These cafes and retail spaces are designed to encourage outdoor pedestrian interaction and utilization of the public spaces within Centerpoint and are intended to add energy and vitality to this area and serve as an extension of the existing plaza where the jackrabbit statues are found.

Development is planned to be carefully and strategically phased to allow continuation and completion of existing leases. It is expected that Building H and the Plaza Area will be completed in approximately 2012, Building A will be completed in approximately 2014 with Building B/C anticipated to be completed in 2017.

Residential:

The Project area as originally constructed did not have a residential componential though the original PAD included residential as an entitled use. The 11th Amendment to the PAD created an entitlement for the construction of 788 units in four (4) residential buildings. This area is located directly northwest of the Property and is currently being developed by Avenue Communities. The proposed Application will add 434 additional residential units for a total of 1,222 residential units within the entire Centerpoint development. Building A will have 175 residential units and Building B/C will have a total of 259 residential units. Buildings A and B/C will include rooftop amenities such as pools, cabanas, restrooms, and other similar facilities.

The residential units proposed as part of this Application are designed to compliment and add to the diversity of residential opportunities in downtown Tempe. In addition, these new residents will enhance and increase the vitality of downtown Tempe by making this an area where people live, work and play.

Commercial/Plaza Area:

The changes to the commercial area are significant in form and how the site is utilized. Retail areas along Mill Avenue will continue to be provided and will serve an important role in meeting the needs of residents, employees and visitors in the area. This retail will also contribute significantly to the vibrancy and active street scene along Mill. A new dimension is being added to the project by the proposed changes through the creation of a defined and inviting pathway that will lead pedestrians from Mill Avenue along 7th Street into the core Plaza Area. The intent is to build on the existence of the jackrabbit gathering area by the creation of a more defined and coherent destination area. The introduction of small retail spaces, trees, shade and sitting areas are intended to create a lively “off Mill” gathering spot for future residents and shoppers. This is an important unifying feature of the plan that will contribute to the creation of a space that “lives well” for people.

This Application will increase the available commercial opportunities at Centerpoint. Approximately 72,196 square feet of new commercial space at ground level will be dispersed throughout the 5 proposed buildings as compared to the currently developed 39,813 square feet of commercial space. This commercial square footage will provide the appropriate mixture of restaurant, retail, and other service uses to create a true urban pedestrian core within Centerpoint and the greater Mill Avenue downtown core.

Hotel:

The final component of the requested amendment is to allow a 256 room hotel within the redeveloped portion of Centerpoint. The hotel use is proposed within Building H, which is currently utilized as retail and the Harkins Theater. As part of the hotel, health club facilities will be available to the public. Additionally, it is expected that some commercial/retail space will also be included on the ground floor further invigorating the internal Plaza Area of the Property. The hotel will add another opportunity for visitors to experience downtown Tempe by staying directly within its core area. The Application seeks to allow the development of a hotel with a health club which will be open to the residents in the area and the public in general.

Compatibility with Surrounding Properties

The proposed PAD is compatible and consistent with surrounding properties and will create a more vital and active development, that will further energize this important area. The Project is along Mill Avenue and internal to the 22-acre Centerpoint development, where such residential and hospitality uses make the most sense. The site is nestled within an existing and planned area of urban mixed use developments. The larger area around this PAD has CC zoning.

CC zoning is bounded by the Rio Salado to the north, Forest Avenue to the east, University Avenue to the south, and the railroad tracks to the west. To the north of our site to Rio Salado are retail and office uses. To the immediate northwest, approvals have been granted for the construction of four (4) multi-story residential condominiums at the Avenue Communities Site. The first condominium building is currently under construction at a height of 238 feet. The other three (3) buildings have an approved height of 343 feet. As illustrated on the Site Sections included within the PAD, our two residential buildings (150' and 205') and 250' hotel building provide a sensible transition between the approved height west of our site and the existing 110-foot tall Brickyard building east of our site. To the west of our site, include retail, parking garages and railroad tracks. To the south of the site are the office towers and retail uses of the Centerpoint project, commercial across University Drive, and the ASU campus to the southeast. To the east of our site, are more commercial and mixed use developments.

The surrounding buildings will provide an appropriate buffer to the existing single-family uses near the downtown Mill Avenue area. The nearest existing single-family neighborhoods to the west include the Riverside neighborhood located west of the railroad track and west of Farmer Avenue. The nearest building is approximately 825 feet or more from this neighborhood. Besides distance, several existing and planned buildings are located between the site and this neighborhood, including those at similar or higher heights. The closest existing single-family areas to the south are the Maple-Ash neighborhood south of University Drive. Our nearest building is approximately 500 feet or more from this neighborhood with the existing 109-foot tall Chase towers located in between our proposed buildings and this neighborhood.

Conformance with the General Plan

The Application is consistent with the City of Tempe General Plan 2030 (the "General Plan"). The General Plan land use designation on the Property is Commercial. The Commercial land use designation is defined as "*land that is used primarily for working: the full range of commercial, including retail, service, light industrial and medical uses. This category includes many types of buildings, including offices, restaurants, regional and neighborhood retail and private charter schools.*" In addition to the Commercial land use designation, Centerpoint is designated for High Density residential uses on the General Plan Projected Residential Density map. High Density residential areas are defined as "*land with more than 25 dwelling units per acre. Proximity to employment, entertainment and pedestrian activity encourages interaction and creates an urban environment. These residences are both attached and stacked, and may be part of a mixed-use development. This level of intensity should either provide or have access to nearby open space and other amenities.*"

The proposed modifications clearly conform to the land use designation and policies of the General Plan. The proposed plan includes commercial, retail and offices and the residential component fulfills the policy to provide residential at an urban density. The addition of residential units with the approval of the Application will bring the overall density of Centerpoint to at least 55.4 (du/acre) dwelling units to the acre in conformance with the General Plan.

Compatibility to Existing Zoning/ Development Standards

The CC zoning district permits commercial and residential uses. The residential density classification in the CC zoning district is No Standard (“NS”). When a zoning district has a NS designation under the density category, the proposed density is required to conform to the Density Map as contained in the General Plan. As set forth above, Centerpoint is designated as High Density Residential, which allows more than twenty-five (25) dwelling units to the acre. Retail, restaurants, hotels, fitness centers and office uses are also permitted uses in the CC zoning district.

According to the Tempe Development Code, the maximum building height allowed within the CC zoning district is fifty (50) feet. A prior PAD Amendment increased the maximum allowed total building height on the adjacent Avenue Communities site to a maximum of 343 feet. This Application includes a request for an amendment to the development standards to increase the building height for Buildings A (251’), B/C (158’), and H (255’) as described under Planned Land Uses of this Project Narrative.

Conformance to the Mill Avenue Community Design Principles

The Application is in compliance with the spirit and intent as well as the majority of the specific height recommendations contained in the Mill Avenue Design Principles. Buildings are stepped back on Mill Avenue, with greater heights contained on interior streets. Heights are proposed to transition from Building B/C on Mill to Building A. These heights represent an appropriate transition to the Centerpoint Condominiums and are consistent with the approach to step down heights from the highest buildings.

Process

DMB seeks approval of the above requested modifications as part of the Application. Specific building designs and site plans will be submitted in the future as part of the Development Plan Review process as established in the Tempe Development Code. This Application sets forth the generalized development concept within the DMB standard of development excellence. Details on architecture and place making will be reviewed in the future as each phase of development is undertaken.

Community Outreach

The team made a concentrated effort to reach out to the community. Our public participation efforts span 6 months. We tried to meet with our adjacent neighbors at least once. In most cases we had several meetings to respond to comments and concerns. Overwhelmingly, the comments for the project are supportive of the PAD amendment. We will continue to address specific questions and comments that may arise throughout the zoning process. A detailed summary of our public participation plan has been provided to the City.

Justification

The approval of the Application will allow Centerpoint to continue its revitalization of the City's downtown area. These proposed changes are appropriate for the following reasons:

- A. The Application is consistent and compatible with adjacent and surrounding zoning and existing uses.
- B. The Application is consistent with the General Plan.
- C. The Application is consistent with the Tempe Zoning Ordinance standards.
- D. The Application is consistent with the recommendations of the Mill Avenue Design Principles.
- E. The Application will further the renaissance of the downtown area of the City.
- F. The Application will create an appropriate mixture of residential, commercial, hotel and service (health club) uses necessary to activate and energize this portion of Centerpoint and Mill Avenue.
- G. With a core of residents and visitors, the proposed health club use, with its ancillary spa, salon and services, will create a unique urban amenity desired by modern urban residents.
- H. The Application will contribute to building a positive sense of place within downtown Tempe consistent with the goals and visions of the City.
- I. The Application will continue the long standing partnership between DMB and the City in revitalizing downtown consistent with the City's direction and goals.
- J. The Application will implement Tempe's vision to bring forth unique and pedestrian oriented urban design.
- K. The Application will enhance mobility in the downtown by providing the appropriate mixture of uses that creates a true live, work, play environment.
- L. The Application will enhance public gathering and special event spaces that promote tourism and social gathering spaces within the downtown.
- M. The update to the PAD meets the City's vision of creating innovative ways to energize and revitalize downtown Tempe.
- N. With the mixture of uses, open space plazas, pedestrian oriented urban design, the proposal will enhance not only the downtown experience, but continue to support downtown as a tourist destination and gathering place as well as a living environment for new and existing residents.

Summary

DMB and the City have long been partners in the development of the Tempe's downtown area. If approved, the Application will result in the redevelopment of portions of the Property, including new retail areas, residential units, and a hotel with a health club. As such, the Application will contribute to the renaissance of downtown Tempe that is consistent with the Tempe's bold vision for the area.

MEMORANDUM

GAMMAGE & BURNHAM
A Professional Limited Liability Company

October 9, 2007

TO: Ryan Levesque,
City of Tempe

RE: Summary of Public Outreach regarding Centerpoint PAD Amendment
4.4 acres of property generally located between 6th Street and 7th Street
on the west side of Mill Avenue

The team made a concentrated effort to reach out to the community. Our public participation efforts span 6 months. We tried to meet with our adjacent neighbors at least once. In most cases we had several meetings to respond to comments and concerns. Overwhelmingly, the comments for the project are supportive of the PAD amendment. We will continue to address specific questions and comments that may arise throughout the zoning process.

(1) Phone Calls:

DATE	PERSON	ADDRESS	AFFILIATION	ISSUES DISCUSSED
8-29-07 9-6-07	Herzel Nahom	607 S Mill Ave	Owner of several tenant buildings across Mill Avenue from the site	Supports project, inquired on height, uses, lease agreements, and timing

(2) Centerpoint Merchant / Tenant Meeting of May 30, 2007:

On May 30, 2007, we met with current Centerpoint tenants to discuss entitlements and the new Centerpoint PAD Amendment. These meetings were held at the DMB office located at 660 S. Mill Avenue, Suite 160. Stan Nicpon of Uno's Pizza, Chris Dushinsky of Grilled Expedition, Bart Gerber of Churchill's and Eric Spruce of Coffee Plantation each met separately with DMB representatives. The tenants were supportive of new retail and residential. Some tenants expressed concern regarding the construction schedule and construction disruption.

(3) Hayden Square Condos Meeting of June 19, 2007:

On June 19, 2007, Manjula Vaz and Mike Burke met with members of the Hayden Square Condos Board to discuss the proposed PAD Amendment and the new site plan. We answered questions and addressed concerns presented by the neighbors in attendance. This meeting was held at the Studios 5c conference room. Board member Michael Mueller attended this meeting and expressed

his support for the project. The other member in attendance was also supportive. An email from Michael Mueller is attached to this memorandum.

(4) Maple Ash Neighborhood Association Meeting of June 25, 2007:

On June 25, 2007, Jill Kusy, Manjula Vaz and Eric Zobrist met with Kirby Spitler, Jenny Lucier and Karyn Gitlis of the Maple Ash and North Tempe Neighborhoods. We provided an overview of the site plan and project. These 3 neighbors have some concerns regarding the project. The concerns are a result of their opposition with height in downtown. However, they gave the Applicant's representatives several issues to address with the site plan. The Applicant stated that we want to work with the community to address concerns and see if we can make changes to make a better product. We met with these neighbors again on September 28, 2007.

(5) Downtown Tempe Community (DTC) Hot Team Meeting of August 30, 2007:

On August 30, 2007, Manjula Vaz, Eric Zobrist and Mike Burke attended the Downtown Tempe Community Hot Team meeting. Pam Goronkin, Chris Wilson, Stu Seiger, Vic Linoff and Kevin Moore all attend as members of the Hot Team. The Applicant's team presented the site plan and discussed the project. The DTC provided a copy of the Mill Avenue District Design Review Planning Objectives list and we discussed these objectives in regards to this project. It was concluded that the proposed PAD Amendment for Centerpoint meets these objectives. A copy of this list is attached. The DTC Hot Team will provide a report of this meeting to City Staff.

(6) Riverside Sunset Neighborhood Association Meeting of September 4, 2007:

DMB representatives attended the regularly scheduled monthly meeting of the Sunset Riverside Neighborhood Association on September 4, 2007. We contacted Bill Butler, the Association president and he invited us to attend their regular meeting. At this meeting, we presented and discussed the site plan in detail and answered questions from those in attendance. The Association members and residents in attendance at the meeting were supportive of the project.

(7) Open House of September 5, 2007:

We held an open house on September 5th from 5:30 p.m. to 7:00 p.m. This open house was held onsite at the DMB offices located at 660 S Mill Avenue, Ste 160. Notices of the open house were mailed to all property owners within 300 feet. Applicant representatives from both DMB and Gammage & Burnham were present. Also, Ryan Levesque from the City Planning Department attended.

The only member of the public in attendance was Herzel Nahom who owns several retail buildings on Mill Avenue across from the site. Mr. Nahom had thought the proposed PAD was scrapped. Manjula Vaz of Gammage & Burnham explained this was not the case. Mr. Nahom asked if all the buildings in the subject area will be demolished. Ms. Vaz stated that construction will occur in phases. The buildings will also be demolished and new buildings constructed in phases.

A discussion regarding the existing leases at Centerpoint and the phasing of the proposed PAD followed. DMB has or is in negotiations with the existing tenants. The proposed hotel building is likely the first phase.

Ms. Vaz stated that Centerpoint has come to a point where it needs to be reinvented and revitalized. Mr. Nahom agreed and provided his written support of the PAD Amendment which is attached.

(8) Meeting with Karyn Gitlis and Jenny Lucier of September 28, 2007:

Manjula Vaz and Mike Burke met with Karyn Gitlis and Jenny Lucier to update issues and concerns expressed at the June 25, 2007 meeting. Karyn and Jenny acknowledged that we had worked to overcome some of the concerns they had expressed at the June 25th meeting.

(9) Neighborhood Meeting of October 3, 2007:

Our official neighborhood meeting was held at Hatton Hall located at 34 E 7th Street in Tempe at 6:00 p.m., ending about 7:30 p.m. Enclosed is the copy of the affidavit, notice, and mailing list we already provided the City.

Representatives from DMB, the applicant's legal representative, architect, and traffic engineer were present. There were approximately 17 interested persons in attendance, mostly ASU students from a journalism class. Attached are the sign-in sheet and some written letters of support.

Manjula Vaz, the legal representative for DMB, provided an overview of the history of the Centerpoint site. She noted that the plans at this stage are conceptual and show primarily massing. She continued the request is for only a PAD and not the full design review which will be processed at a later date. She discussed the project will be completed over three phases and most likely during a period of 5 to 10 years, with construction possibly starting within one year after the City grants all necessary approvals.

Eric Zobrist, architect for the project, reviewed how the massing and height of the 3 proposed buildings will fit into the context of the existing buildings and how the proposed buildings will create the open plazas. He outlined the height and stories for each building.

Mike Burke of DMB discussed the position with the existing and proposed tenants. He stated it is in DMB's interest to work with and retain existing tenants. He explained that the first phase will likely be the proposed hotel building located at the current Harkins Theatres because the current market demand for first run theatre space no longer works at this location according to their tenant, Harkins Theatres. Mr. Burke added that new tenants will be coming to the site and existing spaces will be renovated. He noted that the prior uncertainty and timing of DMB's plans slowed the leasing of empty store fronts and improvements by some existing tenants. It was noted that a new breakfast restaurant tenant is expected to open after the first of the year in 2008.

A student inquired if Harkin's representatives considered all the new residential of the downtown core into their market demand study and whether the market demand applied only to Harkins. He thought the movie theater was a good amenity on Mill Avenue, but understood a business must meet minimum financial goals to stay open. Furthermore, this student was cognizant that the current attendance at the theater is low. Mr. Burke stated the market demand for theater space at this location is independent of Harkins because demand is based on the availability of other theaters located nearby. Mr. Burke continued that DMB is open to working with other theater providers. Also, he stated it is possible to request future PAD amendments to tweak any approved design should another theater tenant request to locate at Centerpoint.

Steve Falkenhagen, representative of the Riverside Sunset Neighborhood Association, commented that the stair-stepping of the proposed building heights are in relationship to the 300-plus-foot height of the condominiums under construction. His commentary was a general statement of approving heights which are appropriate to the existing building fabric, not expressly against tall structures. Mr. Burke described how the height of the proposed project was within the allowable height established by the City for the downtown core. He added that the residential front along Mill Avenue is setback some 30 feet to allow the ground level retail to keep in character with the other shops on the street.

A question was asked on the proposed design of the buildings. Mr. Zobrist responded that the current design is a contemporary expression of brick, glass, and other material.

A question was asked regarding whether the project had flexibility to convert from residential to commercial space should the market demand change. Ms. Vaz explained that the zoning allows both residential and commercial, options exist to make modifications which may or may not require amendments to the approved plan.

A question was asked regarding whether the residential will be rental or for-sale product. Mr. Burke responded for-sale product.

A question was asked on the amount of retail space in the proposed plan as compared to the existing condition. Mr. Burke responded that the amount of retail space will remain relatively the same or greater.

There was discussion on the proposed parking and available public parking. Mr. Zobrist described the parking for the project, noting all the required parking will be located below grade. Ms. Vaz stated the existing parking garage behind Harkins will remain, with the parking provided underneath the new tower opening up public parking in that garage. There were questions regarding closure of existing access to the garage via 7th Street and Maple Avenue. It was noted that access to the existing garage will remain at relatively the same locations. Other proposed public parking solutions by the City were discussed.

A question on the importance of the public plaza space was noted. Discussion occurred regarding the proposed space and the inefficiencies of the existing space along 7th Street. Jill Kusy of DMB stated that the public plaza space is an important part of the design, adding one of their firm's principles is to create great places and character. Examples of the numerous DMB projects were noted.

Terri McEuen

From: Manjula M. Vaz
Sent: Thursday, June 21, 2007 9:26 AM
To: Terri McEuen
Subject: FW: DMB - CenterPoint Meeting

File - DMB

From: Michael [mailto:michael@webmediarx.com]
Sent: Thursday, June 21, 2007 8:55 AM
To: Manjula M. Vaz
Subject: RE: DMB - CenterPoint Meeting

Manjula,

The pleasure was all mine... Thank you again for taking the time and being so open to questions and comments.

Fred's contact info is as follows:

Email: fredneal@pobox.com

Phone: 480-227-9611

Michael Mueller

Director of Operations | WebMediaRx

www.WebmediaRx.com

Michael@webMediaRx.com

ph: 480.966.0044 | fx: 480.736.4565

tf: 1.888.WEB.RxRx (1.888.932.9797)

"From the ordinary to the extraordinary... we can Logo it All." LogoALL.com

From: Manjula M. Vaz [mailto:mvaz@gblaw.com]
Sent: Wednesday, June 20, 2007 6:06 PM
To: michael@webmediarx.com
Subject: RE: DMB - CenterPoint Meeting

Michael,

Thank you for attending the meeting. It was pleasure to meet you. I look forward to working with you during this process. Please let me know if you have any questions during this process.

Do you have an email address for Fred? I will send him a note and see if I can reschedule.

Thanks again for the note and your support. I look forward to seeing you soon.

Manjula

Manjula M. Vaz
(602) 256-4461
mvaz@gblaw.com



Gammage & Burnham

Two North Central Avenue
18th Floor
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Web: <http://www.gblaw.com/>

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(rev.gb.s1)

From: Michael [mailto:michael@webmediarx.com]
Sent: Wednesday, June 20, 2007 4:27 PM
To: Manjula M. Vaz
Subject: DMB - CenterPoint Meeting

Manjula,

I just wanted to thank you for meeting with us Tuesday morning. I think you have a great project in the works and I look forward to seeing it become reality. Hopefully, you will be present when the project is presented to the Downtown Tempe Community Board of Directors, and I will see you then. Please do not hesitate to contact me if you would like my assistance in any way. Additionally, I did get an email from Fred with the orchid house and he sends his apologies for not attending the meeting as he has some health related issues with his mother.

Sincerely,

Michael Mueller

Director of Operations | WebMediaRx & LogoALL.com

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Mill Avenue District Design Review Planning Objectives

Applicable Cornstone principles

1	Is the street grid maintained or remaximized?	A-1, B-1
2	Does the streetfront respect the human-scale aspect of Mill Avenue?	B-2, C-2
3	Is ground floor included? Is the retail space appropriate at these locations at this time? Does the design allow for future incorporation of retail at the ground floor? Does retail opportunity exist on the ground level of the project?	B-1
4	Do the setbacks at the streetfront respect the City's design guidelines?	D-2
5	Is variety present in storefront treatments?	C-2, B-2, D-1
6	Is parking "right sized" based on currently utilized models?	A-2, Parking Principles
7	Are above-ground parking structures wrapped with office/retail uses?	A-2, Parking Principles
8	Is street parking incorporated into the design?	A-2, Parking Principles
9	Has the developer agreed to participate in the parking cooperative?	Parking Principles
10	Are materials of high quality and complementary to surrounding projects?	A-1, B-3
11	Is the architecture striking, unique and well-proportioned?	B-3, C-3
12	Is there sufficient articulation of design elements to create an interesting visual experience?	A-2, D-3
13	Has redevelopment addressed identified problems with prior design? Specify.	A-1, B-1
14	Are view corridors created through appropriate massing and modeling?	A-2, C-1, D-2
15	Do the structures and design elements address connectivity with the Riverside/Sunset neighborhood?	A-1, C-1

16	Does the landscaping address shade needs and water conservation while also demonstrating a sense of lush beauty?	B-3, B-2
17	Does the proposal include street furniture and other amenities that harmonize with Mill Avenue District?	C-2
18	Do design features within the project create triangulation for Public Space or optimize triangulation with existing features nearby to create an inviting environment for people?	A-1a
19	Is connectivity to Town Lake and other public amenities been addressed?	A-1
20	Do studies support infrastructure needs?	
21	Have existing architecturally significant units been adapted or reused?	A-1
22	Are urban design standards continued at the street level in new design? Please explain	All
23	Has pedestrian connectivity to adjacent properties and to the district been addressed?	A-1

**CENTERPOINT ON MILL NEIGHBORHOOD MEETING
HATTON HALL
OCTOBER 3, 2007 6:00 PM**

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
JASON COMER	[REDACTED]	[REDACTED]	[REDACTED]
DARIN PRICE	[REDACTED]	[REDACTED]	[REDACTED]
Katie Charland	[REDACTED]		
Ashley Panter	[REDACTED]	[REDACTED]	[REDACTED]
Steve Falkenhagen	[REDACTED]	[REDACTED]	[REDACTED]
DAVE WILSON	[REDACTED]	[REDACTED]	[REDACTED]
Ruperto M. Salinas	[REDACTED]	[REDACTED]	[REDACTED]
Trevor Baller	[REDACTED]	[REDACTED]	[REDACTED]
Dave Swanson	[REDACTED]	[REDACTED]	[REDACTED]

NAME	ADDRESS	TELEPHONE	EMAIL
JOSH SCHOONOVER	[REDACTED]	[REDACTED]	[REDACTED]
Samuel Burke	[REDACTED]	[REDACTED]	[REDACTED]
Leslie Charle	[REDACTED]	[REDACTED]	[REDACTED]
Jim Fitzess	[REDACTED]	[REDACTED]	[REDACTED]
ERIC ROBERTS	[REDACTED]		
Damon Green	[REDACTED]	[REDACTED]	[REDACTED]
Gene Laramie	[REDACTED]	[REDACTED]	[REDACTED]
Lisa McGregor	[REDACTED]	[REDACTED]	[REDACTED]
			[REDACTED]

**CENTERPOINT ON MILL NEIGHBORHOOD MEETING
HATTON HALL
OCTOBER 3, 2007 6:00 PM**

I SUPPORT

I DO NOT SUPPORT

NONE

COMMENTS:

NAME: JASON COMER
ADDRESS: 464 S FARMER AVE #101
TELEPHONE: TEMPE 85281
EMAIL: JASON.COMER@GMAIL.COM

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: TERRI MCEUEN
502 S. COLLEGE AVENUE, SUITE 304
TEMPE, AZ 85281

OR EMAIL COMMENTS TO:

TMCEUEN@GBLAW.COM

**CENTERPOINT ON MILL NEIGHBORHOOD MEETING
HATTON HALL
OCTOBER 3, 2007 6:00 PM**

I SUPPORT

I DO NOT SUPPORT

NONE

COMMENTS:

I really like the idea of redeveloping centerpoint into high-rise buildings. I like the idea of having a ~~to~~ another hotel nearby campus with the growing number of student at ASU and for the different sporting events and local events going on at the new Tempe Center of the Arts.

NAME: *Ruperto M. Salinas*
ADDRESS: *1327 W 10th Street*
TELEPHONE: *480-236-7811*
EMAIL: *rmsalinas27@hotmail.com*

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: TERRI MCEUEN
502 S. COLLEGE AVENUE, SUITE 304
TEMPE, AZ 85281

OR EMAIL COMMENTS TO:

TMCEUEN@GBLAW.COM

**CENTERPOINT ON MILL NEIGHBORHOOD MEETING
HATTON HALL
OCTOBER 3, 2007 6:00 PM**

I SUPPORT

I DO NOT SUPPORT

NONE

COMMENTS:
looks great! It will be nice to have new life
in the area

NAME: Lisa McGreeger
ADDRESS: 724 West 9th Street
TELEPHONE: 480 766 9284
EMAIL: lisajoy22@gmail.com

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: TERRI MCEUEN
502 S. COLLEGE AVENUE, SUITE 304
TEMPE, AZ 85281

OR EMAIL COMMENTS TO:

TMCEUEN@GBLAW.COM

EXISTING P.A.D. INFORMATION

<input type="checkbox"/> SITE AREA – GROSS	24.12 acres	<input type="checkbox"/>
<input type="checkbox"/> SITE AREA – NET	960,066 sf – 22.04 acres	<input type="checkbox"/>

EXISTING PHASE I - LOT 5A

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING A	78,933 sf	22,984 sf
<input type="checkbox"/> OFFICE		
<input type="checkbox"/> BUILDING B1 & B2	5,455 sf	5,455 sf
<input type="checkbox"/> RESTAURANT	13,947 sf	13,947 sf
<input type="checkbox"/> RETAIL		
PHASE I TOTAL:	98,335 sf	42,386 sf

EXISTING PHASE II - LOT 1

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING F		
<input type="checkbox"/> OFFICE	184,932 sf	36,657 sf
<input type="checkbox"/> BUILDING G		
<input type="checkbox"/> OFFICE	124,629 sf	32,378 sf
PHASE II SUBTOTAL:	309,561 sf	69,035 sf

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> GARAGE P1		
<input type="checkbox"/> GARAGE P2	373,371 sf	
<input type="checkbox"/> 984 SPACES	294,297 sf	
PHASE II SUBTOTAL:	667,668 sf	97,477 sf
PHASE II TOTAL:	977,229 sf	165,642 sf

EXISTING PHASE III - LOTS 2 & 4

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING C		
<input type="checkbox"/> RETAIL	12,870 sf	12,870 sf
<input type="checkbox"/> BUILDING H		
<input type="checkbox"/> THEATRE	37,645 sf	
<input type="checkbox"/> RESTAURANT	6,109 sf	
<input type="checkbox"/> RETAIL	1,432 sf	25,143 sf
PHASE III TOTAL:	58,056 sf	38,013 sf

EXISTING PHASE IV - LOT 7b

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING L		
<input type="checkbox"/> HOTEL	79,960 sf	26,930 sf
PHASE IV TOTAL:	79,960 sf	26,930 sf

EXISTING PHASE V - LOT 3

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING D		
<input type="checkbox"/> OFFICE	17,085 sf	
<input type="checkbox"/> RETAIL	32,123 sf	28,358 sf
PHASE V TOTAL:	49,208 sf	28,358 sf

EXISTING PHASE VI - LOT 7e

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING I		
<input type="checkbox"/> RESTAURANT	6,775 sf	6,775 sf
PHASE VI TOTAL:	6,775 sf	6,775 sf

EXISTING PHASE VII - LOT 7c

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BROWN-STRONG-REEVE'S		
<input type="checkbox"/> HOUSE	1,825 sf	1,825 sf
PHASE VII TOTAL:	1,825 sf	1,825 sf

EXISTING PHASE VIII - LOT 7d

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> TEMPE FIRE STATION		
<input type="checkbox"/> STATION #6	11,840 sf	11,840 sf
PHASE VIII TOTAL:	11,840 sf	11,840 sf

EXISTING PHASE IX - LOT 7a

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> CENTERPOINT CONDOMINIUMS		
<input type="checkbox"/> PHASE I & II	398,481 sf	48,123 sf
<input type="checkbox"/> PHASE III	253,779 sf	37,450 sf
<input type="checkbox"/> PHASE IV	278,197 sf	42,472 sf
<input type="checkbox"/> GARAGES/MISC.	1,329,641 sf	42,472 sf
PHASE IX TOTAL:	2,260,098 sf	128,045 sf

EXISTING BUILD-OUT SUMMARY

<input type="checkbox"/> GROSS BUILDING AREA – PHASES I THRU IX	3,543,326 sf	<input type="checkbox"/>
<input type="checkbox"/> BUILDING FOOTPRINTS – PHASES I THRU IX	449,814 sf	<input type="checkbox"/>
<input type="checkbox"/> LOT COVERAGE	46.8%	<input type="checkbox"/>

PROPOSED LOTS 2, 4, 5 & 6 REDEVELOPMENT - PHASE X

BUILDING	BLDG AREA – GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING A		
<input type="checkbox"/> RETAIL	8,400 sf	
<input type="checkbox"/> RESTAURANT	5,600 sf	
<input type="checkbox"/> RESIDENTIAL	226,186 sf	
<input type="checkbox"/> GARAGE AREA	124,887 sf	
<input type="checkbox"/> BUILDING B/C		60,207 sf
<input type="checkbox"/> RETAIL	20,162 sf	
<input type="checkbox"/> RESTAURANT	13,442 sf	
<input type="checkbox"/> STORAGE	12,039 sf	
<input type="checkbox"/> RESIDENTIAL	344,242 sf	
<input type="checkbox"/> GARAGE	166,041 sf	
<input type="checkbox"/> BUILDING H		28,464 sf
<input type="checkbox"/> RESTAURANT	3,400 sf	
<input type="checkbox"/> HEALTH CLUB	54,059 sf	
<input type="checkbox"/> HOTEL	180,169 sf	
<input type="checkbox"/> GARAGE AREA	84,500 sf	
<input type="checkbox"/> BUILDING J		2,345 sf
<input type="checkbox"/> RETAIL	2,345 sf	
<input type="checkbox"/> BUILDING K		2,627 sf
<input type="checkbox"/> RETAIL	2,627 sf	
PHASE X TOTAL:	1,228,099 sf	121,798 sf

PROPOSED BUILD-OUT SUMMARY

<input type="checkbox"/> GROSS BUILDING AREA – PHASES I THRU X	4,615,034 sf	<input type="checkbox"/>
<input type="checkbox"/> BUILDING FOOTPRINTS – PHASES I THRU X	492,083 sf	<input type="checkbox"/>
<input type="checkbox"/> LOT COVERAGE	51.3%	<input type="checkbox"/>

SITE DATA - LOTS 2, 4, 5 & 6

Project Address : 640 & 680 South Mill Avenue
Existing Zoning : CC / PAD
Proposed Zoning : No Change
Site Area : 183,449 Net SF (4.21 acres)

Gross Building Area: 1,228,099 Gross SF

Lot Coverage: No standard
 66.38% – proposed

Landscape Area: No Standard
 12.8% on Level 2 of Bldgs A, B/C

General Plan 2050: Mixed Use; 26+ DU/acre – required
 Mixed Use; 82.0 DU/acre – proposed

Building Height : 50'-0" – allowable
 150'-0" – BLDG A – proposed
 150'-0" – BLDG B/C – proposed
 300'-0" – BLDG H – proposed

Building Uses: Multi-family residential; Hotel w/ Health Club and Retail

CONSTRUCTION CODES

<input type="checkbox"/> INTERNATIONAL BUILDING CODE	2003	<input type="checkbox"/>
<input type="checkbox"/> w/ CITY OF TEMPE AMENDMENTS		<input type="checkbox"/>
<input type="checkbox"/> UNIFORM MECHANICAL CODE	2003	<input type="checkbox"/>
<input type="checkbox"/> w/ CITY OF TEMPE AMENDMENTS		<input type="checkbox"/>
<input type="checkbox"/> UNIFORM PLUMBING CODE	2003	<input type="checkbox"/>
<input type="checkbox"/> w/ CITY OF TEMPE AMENDMENTS		<input type="checkbox"/>
<input type="checkbox"/> NATIONAL ELECTRICAL CODE	2003	<input type="checkbox"/>
<input type="checkbox"/> w/ CITY OF TEMPE AMENDMENTS		<input type="checkbox"/>
<input type="checkbox"/> UNIFORM FIRE CODE	2003	<input type="checkbox"/>

CONSTRUCTION TYPE - IBC

<input type="checkbox"/> TYPE IA	<input type="checkbox"/>
<input type="checkbox"/> SPRINKLERED w/ CITY OF TEMPE AMENDMENTS	<input type="checkbox"/>

GROSS BUILDING AREAS - BUILDING A

<input type="checkbox"/> Basement Parking – B3	44,295 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking – B2	40,296 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking – B1	40,296 sf	<input type="checkbox"/>
<input type="checkbox"/> Grade level/Floor 1	16,440 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail	14,000 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	2,440 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 1B – Mezzanine/Storage	16,440 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 6 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 7 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 8 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 9 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 10 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 11 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 12 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 13 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 14 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 15 – Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 16 – Residential	10,007 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 17 – Residential	10,007 sf	<input type="checkbox"/>
Building Total:	365,073 sf	

BUILDING UNIT SUMMARY - BUILDING A

<input type="checkbox"/> Studio units	10 Total	<input type="checkbox"/>
<input type="checkbox"/> 1 Bedroom units	57 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedroom units	79 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedroom units	27 Total	<input type="checkbox"/>
<input type="checkbox"/> Penthouse units	2 Total	<input type="checkbox"/>
Total Units:	175	

GROSS BUILDING AREAS - BUILDING B/C

<input type="checkbox"/> Basement Parking – B3	55,347 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking – B2	55,347 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking – B1	55,347 sf	<input type="checkbox"/>
<input type="checkbox"/> Grade level/Floor 1	52,105 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail	20,162 sf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	13,442 sf	<input type="checkbox"/>
<input type="checkbox"/> Service	12,039 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	6,462 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 1B – Mezzanine/Storage	10,122 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2 – Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3 – Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4 – Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5 – Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 6 – Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 7 – Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 8 – Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 9 – Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 10 – Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 11 – Residential	31,676 sf	<input type="checkbox"/>
Building Total:	555,926 sf	

BUILDING UNIT SUMMARY - BUILDING B/C

<input type="checkbox"/> Studio units	14 Total	<input type="checkbox"/>
<input type="checkbox"/> 1 Bedroom units	86 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedroom units	116 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedroom units	40 Total	<input type="checkbox"/>
<input type="checkbox"/> Penthouse units	3 Total	<input type="checkbox"/>
Total Units:	259	

BICYCLE PARKING REQ'D - BLDG A, B/C

<input type="checkbox"/> Retail/Rest. – 47,604 sf @ 4:10,000 sf	19 Total	<input type="checkbox"/>
<input type="checkbox"/> Residential	218 Total	<input type="checkbox"/>
<input type="checkbox"/> One bedroom (.5 per unit)	84 Total	<input type="checkbox"/>
<input type="checkbox"/> Two bedrooms (.5 per unit)	134 Total	<input type="checkbox"/>
<input type="checkbox"/> Total	237 Total	<input type="checkbox"/>

Note: All residential bike parking will be provided
 on Storage Level 1B – Mezzanine

GROSS BUILDING AREAS - BLDG H

<input type="checkbox"/> Basement Parking – B2	32,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking – B1	32,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 1	28,464 sf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	3,400 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel/Health Club	25,064 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2 – Health Club	25,828 sf	<input type="checkbox"/>
<input type="checkbox"/> Health Club	25,828 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel	0 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3 – Health Club	25,828 sf	<input type="checkbox"/>
<input type="checkbox"/> Health Club	15,281 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel	10,547 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4 – Health Club	25,828 sf	<input type="checkbox"/>
<input type="checkbox"/> Health Club	12,950 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel	12,878 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5–20 – Hotel	131,680 sf	<input type="checkbox"/>
<input type="checkbox"/> 256 rooms		<input type="checkbox"/>
Building Total:	302,128 sf	

GROSS BUILDING AREAS - BLDGS J & K

<input type="checkbox"/> Retail J	2,345 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail K	2,627 sf	<input type="checkbox"/>
Building Total:	4,972 sf	

BICYCLE PARKING REQ'D - BLDGS J & K

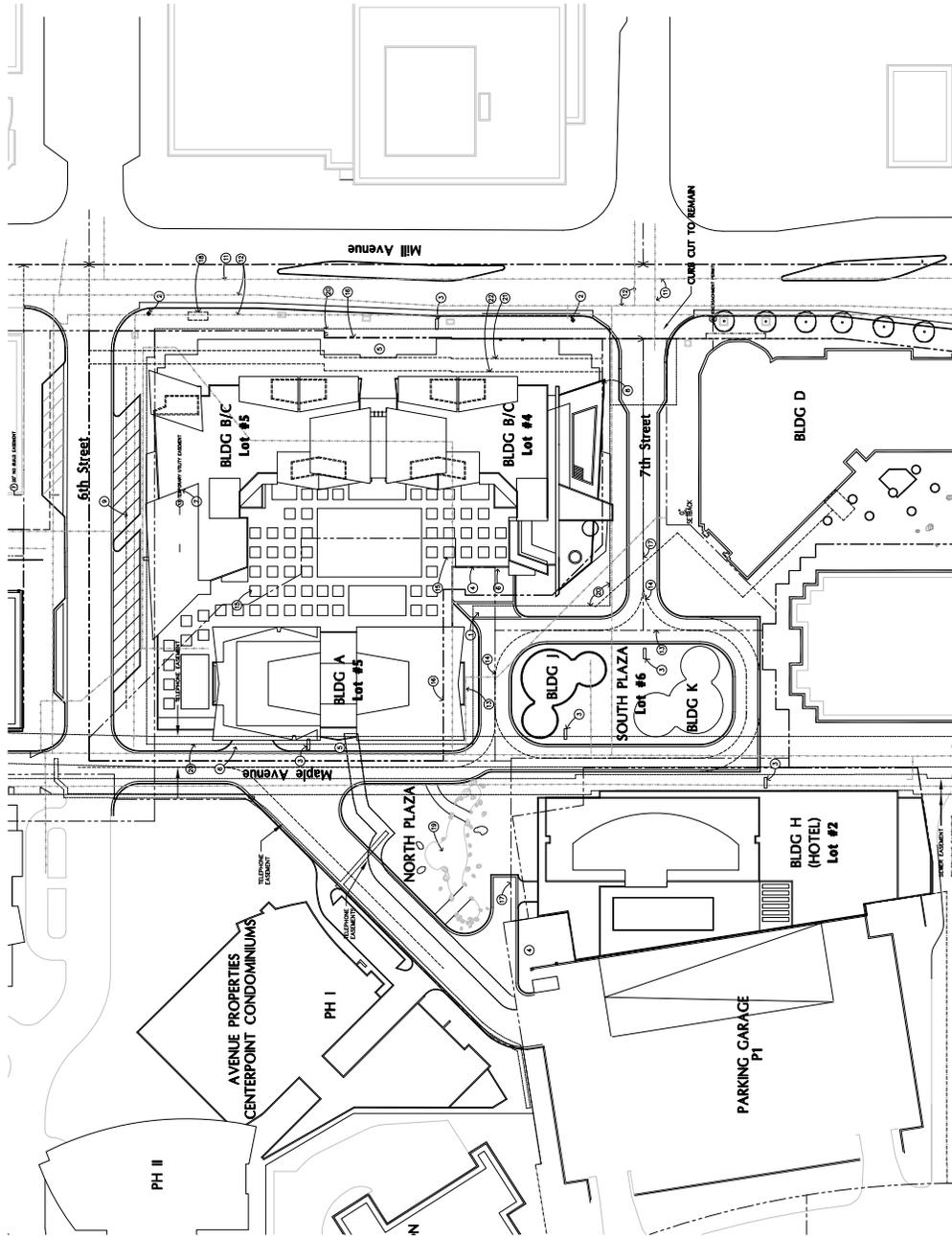
<input type="checkbox"/> Retail – 4,972 sf @ 4:10,000 sf	4 Total	<input type="checkbox"/>
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PARKING CALCULATIONS - ALL BUILDINGS

<input type="checkbox"/> Parking Required	<input type="checkbox"/>
<input type="checkbox"/> All parking calculations will be provided by the parking consultant and will be provided on Sheet PAD-01a.	<input type="checkbox"/>

14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT on MILL" MIXED-USE

A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



GENERAL NOTES:

1. ALL TRANSFORMERS ARE TO BE RELOCATED TO THE NEARBY NEIGHBORING DEVELOPMENT.
2. TWO YEAR ON-SITE WATER RETENTION WILL BE PROVIDED FOR THE DEVELOPMENT.
3. FILING LINE MADE PER CITY OF TEMPE.
4. NEW SERVICE/LOADING AREA UNDER DECK.
5. NEW ENTRY RAMP TO RESIDENTIAL PARKING.
6. NEW ENTRY RAMP TO RESIDENTIAL PARKING.
7. FURNISHING AND INSTALLATION OF STREET LIGHTS.
8. NEW WALKWAY UNDER DECK.
9. NEW WALKWAY UNDER DECK.
10. NEW WALKWAY UNDER DECK.
11. NEW WALKWAY UNDER DECK.
12. EXISTING WATER LINE.
13. EXISTING WATER LINE.
14. FIRE TRUCK TURNING RADI PER CITY OF TEMPE.
15. LOCATION OF EXCHANGE WENT SHAFT FROM EXISTING WATER LINE TO BE COORDINATED WITH ENGINEER.
16. EXISTING WATER FEATURE AND SCULPTURE.
17. PROPOSED PROPERTY LINE.
18. EXISTING WATER FEATURE AND SCULPTURE.
19. EXISTING WATER FEATURE AND SCULPTURE.
20. 15'-0" SIDEWALK EASEMENT MEASURED FROM EXISTING PROPERTY LINE.
21. 15'-0" SIDEWALK EASEMENT MEASURED FROM EXISTING PROPERTY LINE.
22. 25'-0" SIDEWALK EASEMENT MEASURED FROM EXISTING PROPERTY LINE.

KEYNOTES:

1. ALL TRANSFORMERS ARE TO BE RELOCATED TO THE NEARBY NEIGHBORING DEVELOPMENT.
2. TWO YEAR ON-SITE WATER RETENTION WILL BE PROVIDED FOR THE DEVELOPMENT.
3. FILING LINE MADE PER CITY OF TEMPE.
4. NEW SERVICE/LOADING AREA UNDER DECK.
5. NEW ENTRY RAMP TO RESIDENTIAL PARKING.
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16. EXISTING WATER FEATURE AND SCULPTURE.
17. PROPOSED PROPERTY LINE.
18. EXISTING WATER FEATURE AND SCULPTURE.
19. EXISTING WATER FEATURE AND SCULPTURE.
20. 15'-0" SIDEWALK EASEMENT MEASURED FROM EXISTING PROPERTY LINE.
21. 15'-0" SIDEWALK EASEMENT MEASURED FROM EXISTING PROPERTY LINE.
22. 25'-0" SIDEWALK EASEMENT MEASURED FROM EXISTING PROPERTY LINE.



Enlarged Site Plan
Scale: 1"=40'-0"



Centerpoint on Mill
 Bldg A - 600 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg J - 100 W. 7th Street, Tempe, Arizona, 85281
 Bldgs J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281

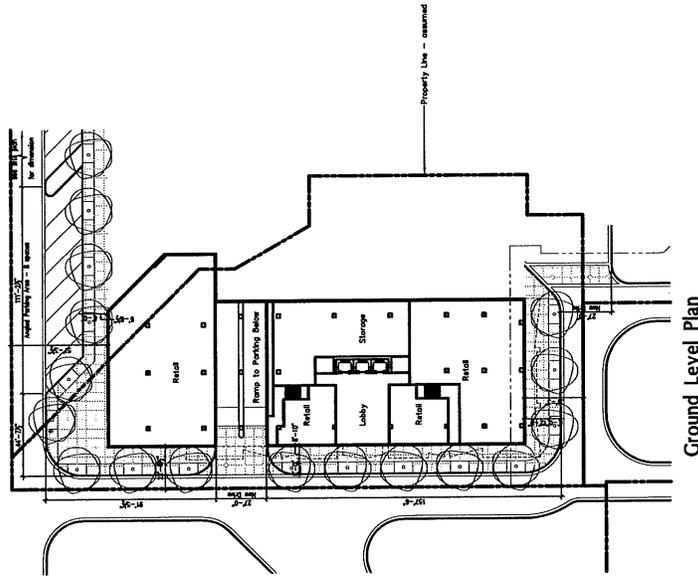
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SPR06135
PAD-02

DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

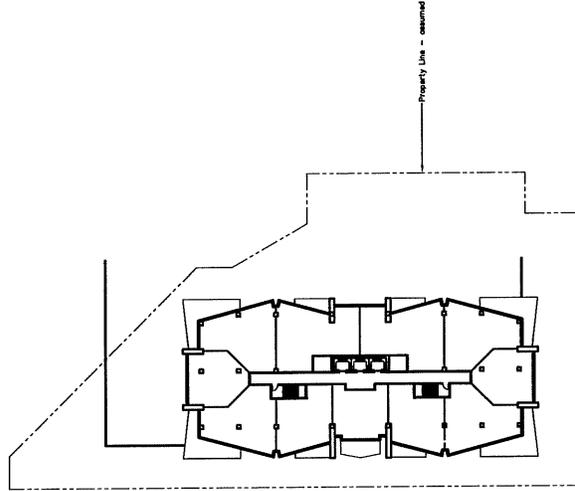
DS061149 PAD07019 REC07047

14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT on MILL" MIXED-USE

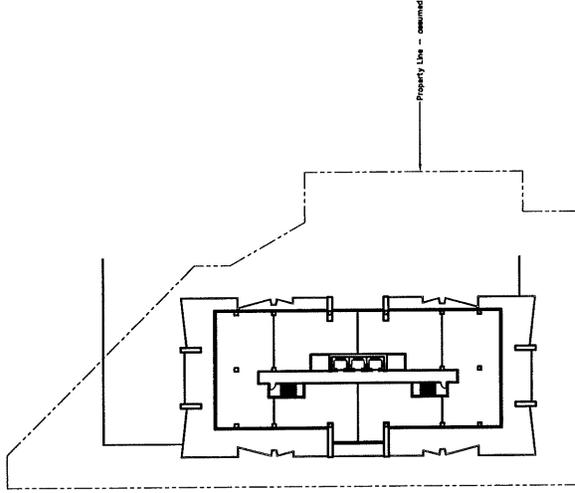
A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Ground Level Plan



Typical Floor Plate



Upper Level Floor Plate

DS061149 PAD07019 REC07047



Building A
Conceptual Floor Plans



Centerpoint on Mill
Bldg A - 680 S. Mill Avenue, Tempe, Arizona, 85281
Bldg B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
Bldg H - 100 W. 7th Street, Tempe, Arizona, 85281
Bldgs J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281

DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

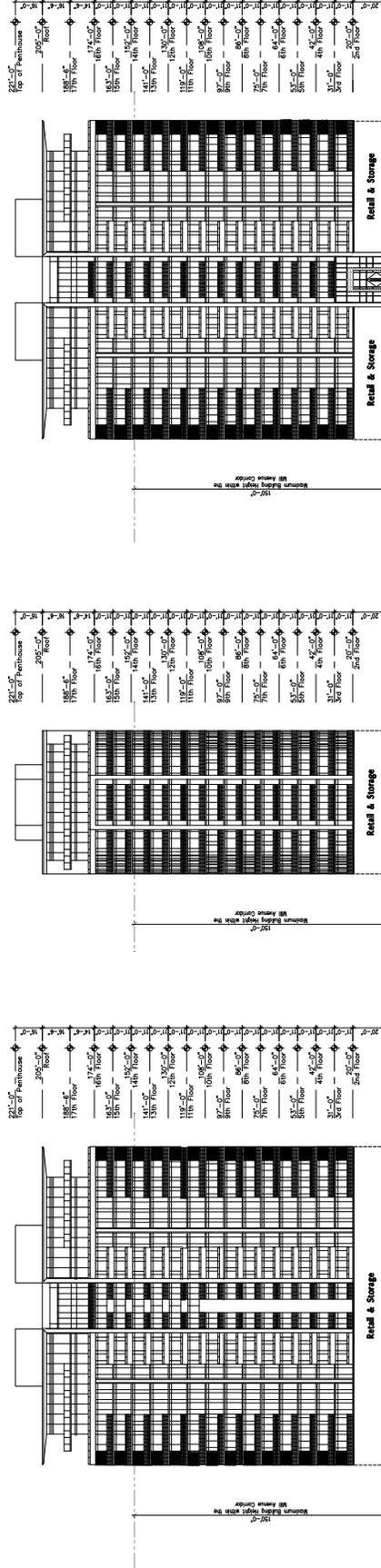
28.AUG.07
SPR06135

PAD-03

14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT on MILL" MIXED-USE

A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DS061149 PAD07019 REC07047



East Elevation - interior courtyard side

North & South Elevation

West Elevation - Maple Street side



Building A
Conceptual Elevations

Scale: 1" = 30'-0"



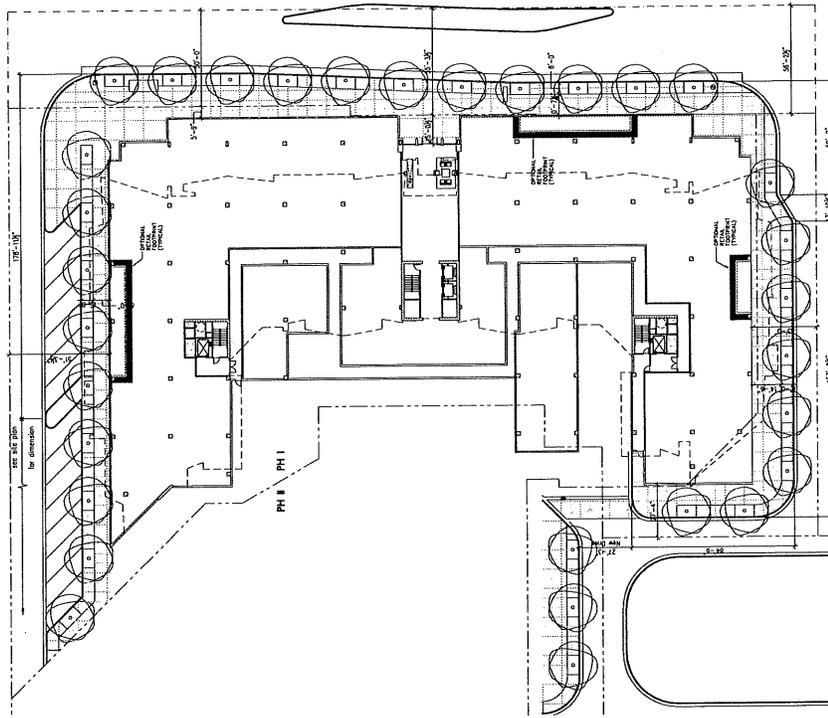
DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

Centerpoint on Mill
 Bldg. A - 600 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg. B/C - 600 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg. 1 - 100 W. 7th Street, Tempe, Arizona, 85281
 Bldgs. 1 & 2 - 730 S. Mill Avenue, Tempe, Arizona, 85281

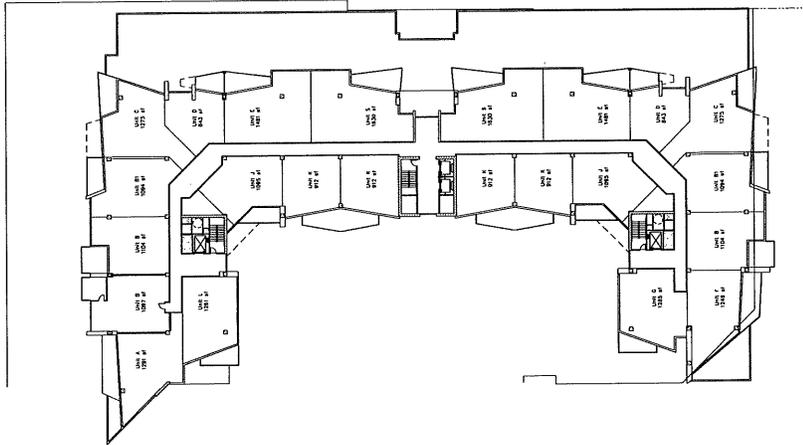
28-AUG-07
SPR06135
PAD-04

14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT on MILL" MIXED-USE

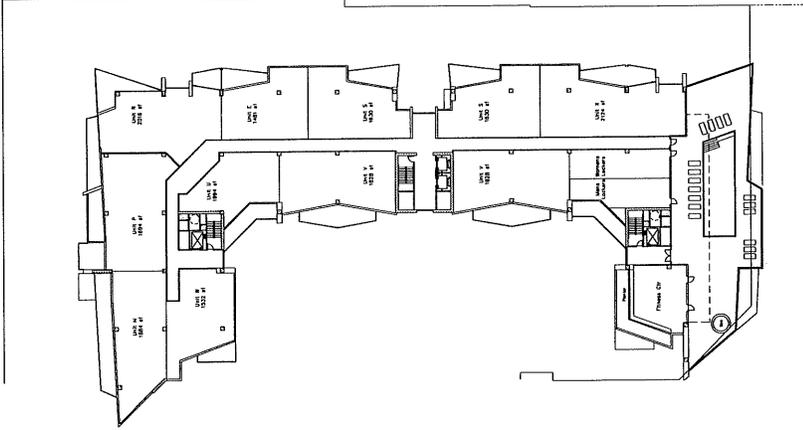
A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Level 1



Typical Floor Plate



Upper Level Floor Plate

Building B/C
Conceptual Floor Plans



DMB

DMB

Centerpoint on Mill

- Bldg A - 680 S. Mill Avenue, Tempe, Arizona, 85281
- Bldg B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
- Bldg H - 100 W. 7th Street, Tempe, Arizona, 85281
- Bldgs J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281



DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

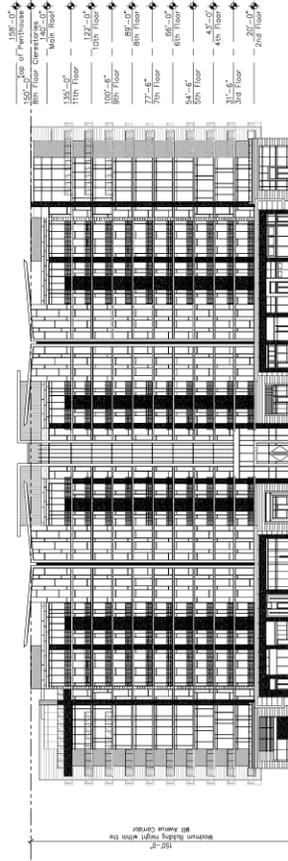
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PAD-05

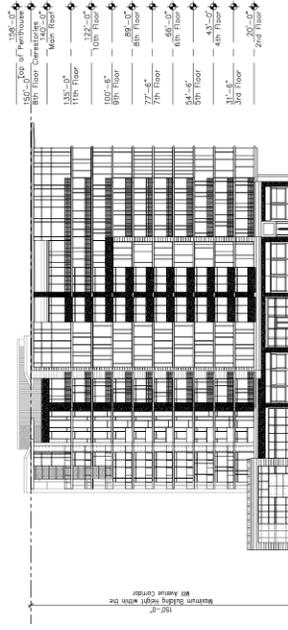
DS061149 PAD07019 REC07047

14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT ON MILL" MIXED-USE

A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



East Elevation - along Mill Avenue



North Elevation - along 6th Street

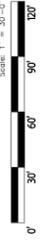


South Elevation - along 7th Street



West Elevation - along Courtyard

Building B/C
Conceptual Elevations



Centerpoint on Mill
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Bldg B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
Bldg H - 100 W. 7th Street, Tempe, Arizona, 85281
Bldgs J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281



DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

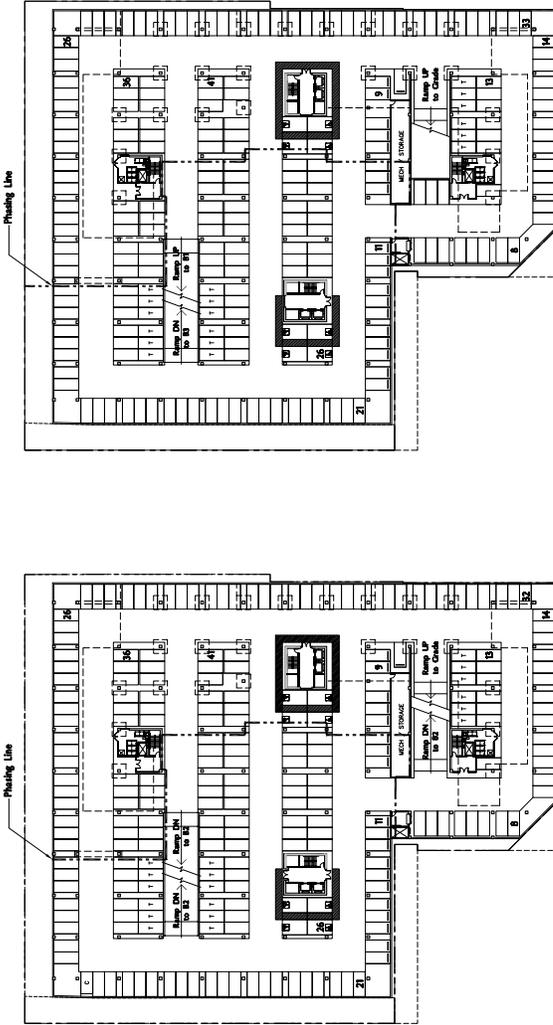
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PAD-06

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14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT ON MILL" MIXED-USE

A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Parking Level B2/B3

Parking Level B1

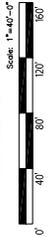
PARKING SUMMARY - PROVIDED

Handicap	0
Motor Vehicle	624
Storage	24
Accommodation	24
Total	728

PARKING ALLOCATION - PROVIDED

B1	228
B2	104
B3	24
Total Provided	728

Buildings A & B/C
Conceptual Floor Plans
Levels B1 thru B3



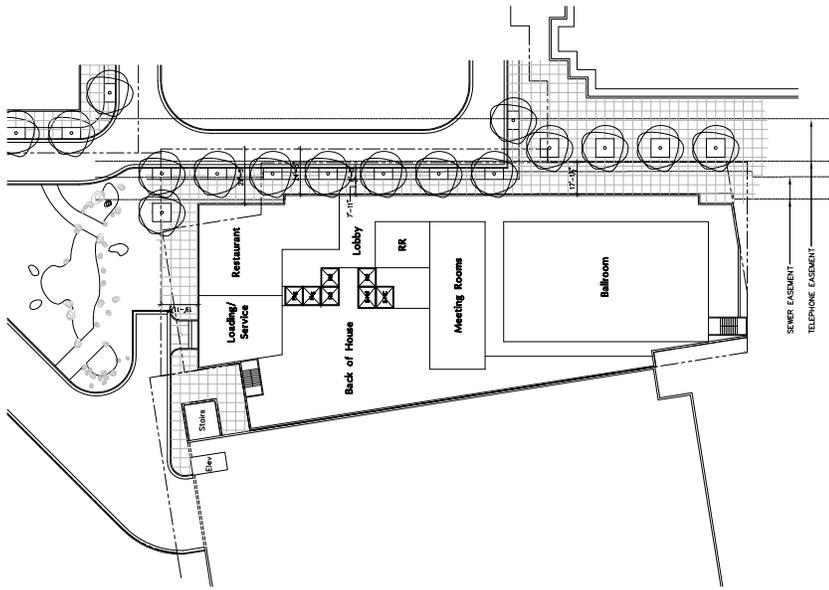
Centerpoint on Mill
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 Bldg. B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg. 1 - 100 W. 7th Street, Tempe, Arizona, 85281
 Bldgs. J & K - 730 S. Mill Avenue, Tempe, Arizona, 85281

DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

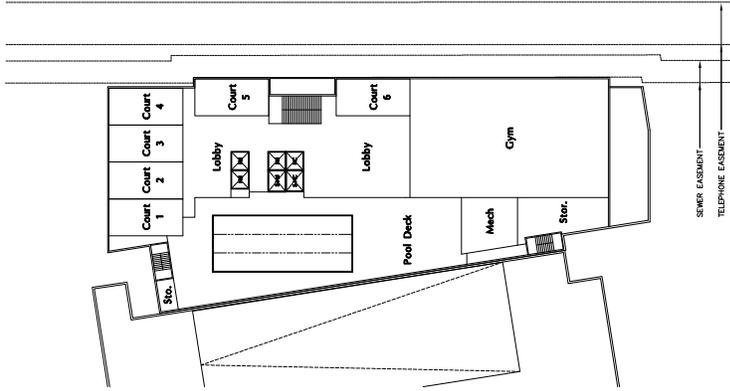
28-AUG-07
SPR06135
PAD-07

14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT on MILL" MIXED-USE

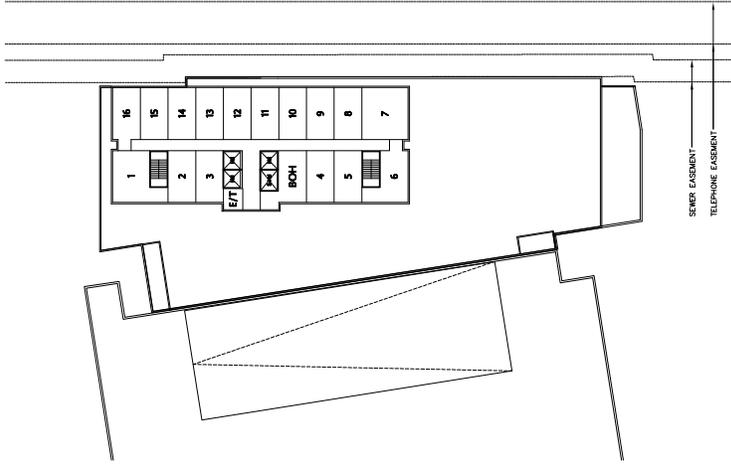
A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Lobby Level - Grade



Health Club - Pool Level Plan



Typical Hotel Floor Plan

Building H
Conceptual Floor Plans
Hotel and Health Club



DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

Scale: 1"=30'-0"

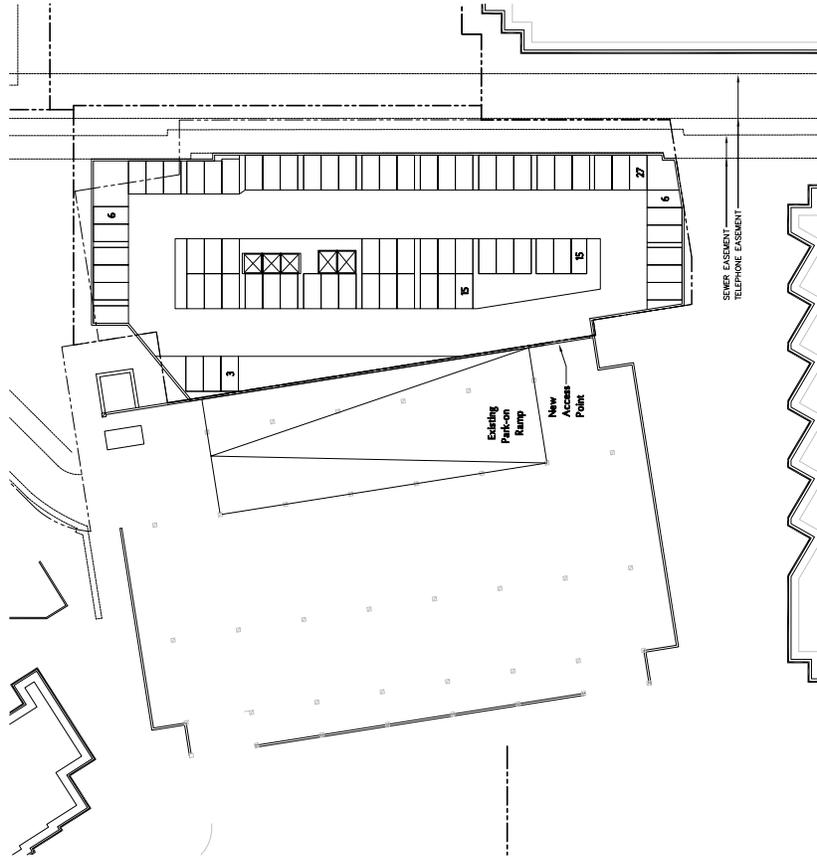


Centerpoint on Mill
Bldg. A - 600 S. Mill Avenue, Tempe, Arizona, 85281
Bldg. B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
Bldg. H - 100 W. 7th Street, Tempe, Arizona, 85281
Bldgs. J & K - 730 S. Mill Avenue, Tempe, Arizona, 85281

28-AUG-07
SPR06135
PAD-08

14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT on MILL" MIXED-USE

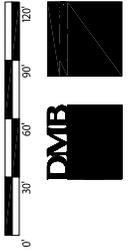
A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PARKING ALLOCATION - PROVIDED		PARKING SUMMARY - PROVIDED	
<input type="checkbox"/> B1	72	<input type="checkbox"/> Total	144
<input type="checkbox"/> B2	72	<input type="checkbox"/> Total	144
Total Provided	144	Total	144

Centerpoint on Mill
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 Bldg B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg H - 100 W. 7th Street, Tempe, Arizona, 85281
 Bldgs J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281

**Building H
 Conceptual Floor Plans
 Levels B1 thru B3**
 Scale: 1" = 30'-0"



DRAWINGS NOT FOR CONSTRUCTION
 FOR DEVELOPMENT APPROVAL ONLY

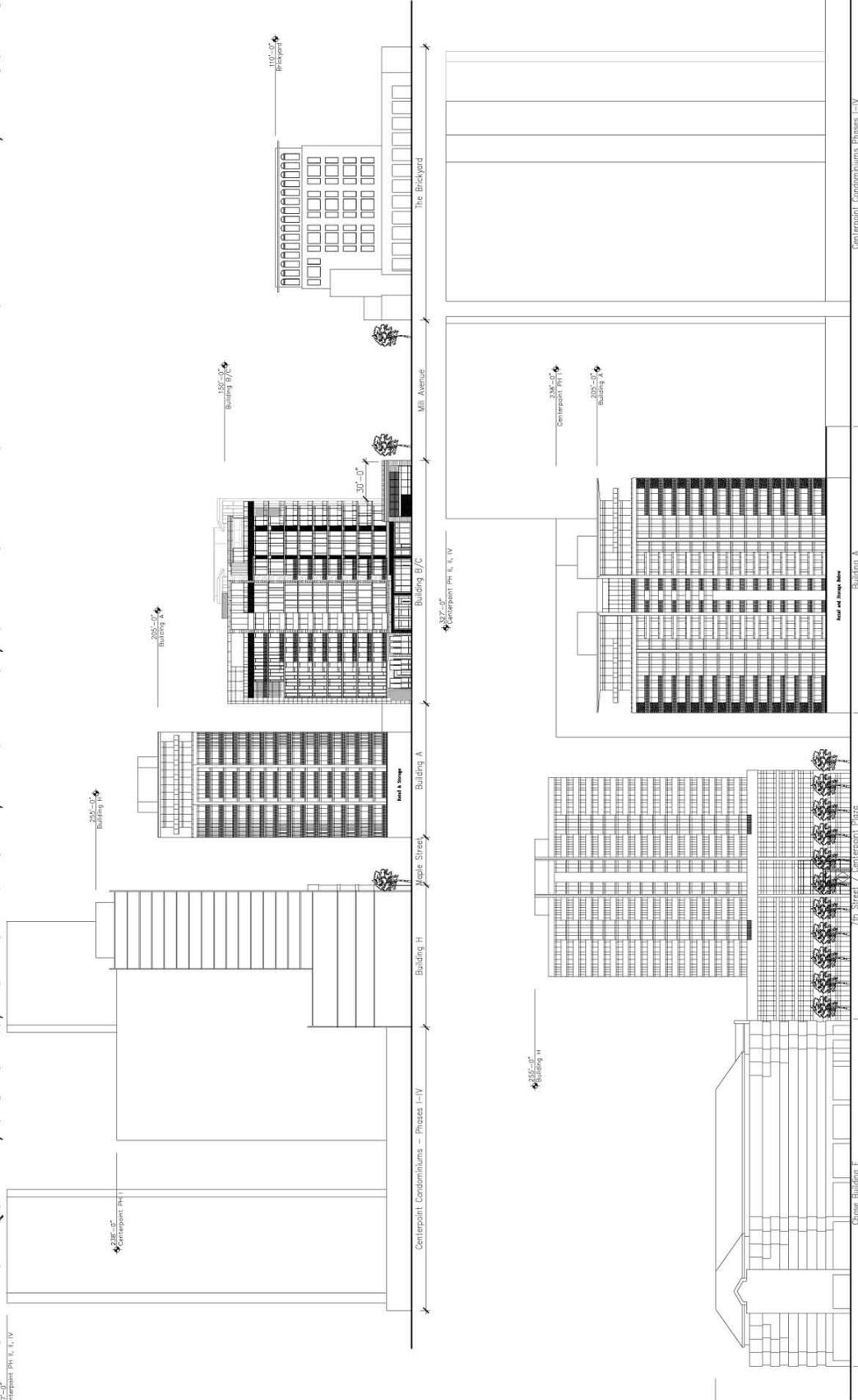
28-AUG-07
 SPR06135

PAD-10

DS061149 PAD07019 REC07047

14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT ON MILL" MIXED-USE

A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Conceptual Site Sections

Scale: 1" = 40'-0"

0' 40' 80' 120' 160'

DMB

08.OCT.07
SPR06135
PAD-11

DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

Centerpoint on Mill

Bldg A - 680 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg H - 100 W. 7th Street, Tempe, Arizona, 85281
 Bldgs J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281



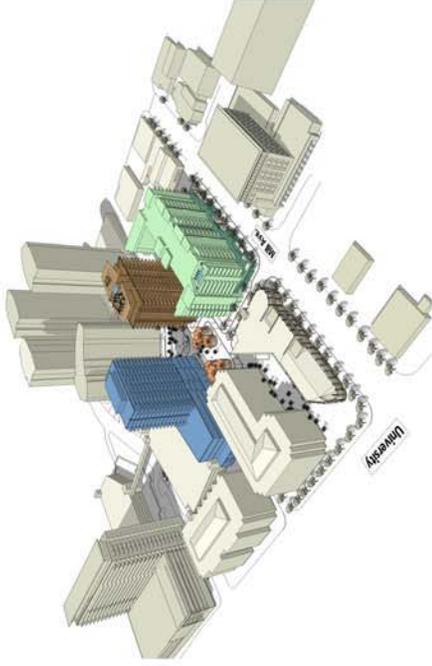
DS061149 PAD07019 REC07047

12TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT ON MILL" MIXED-USE

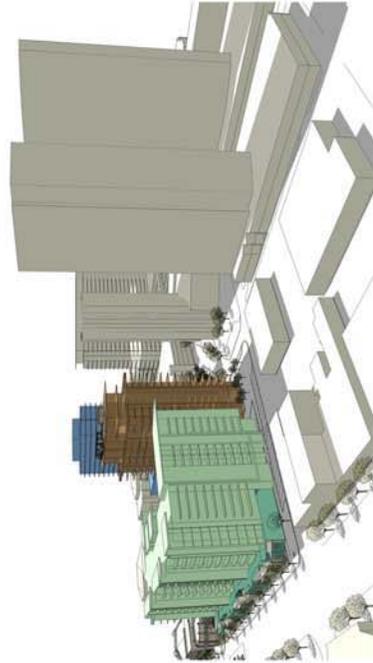
A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



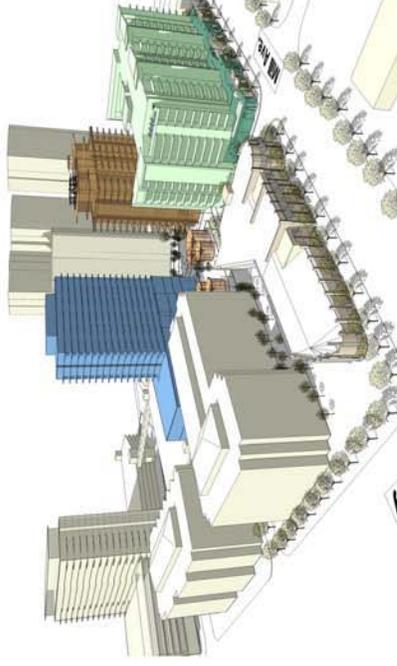
View Northward along Mill Avenue



View Northwest from University Drive - Overall



View Southwest from 5th Avenue



View Northwest from University Drive - Detail

P.A.D. Perspectives and Massing Images

Scale: 1/8" = 1'-0"

Centerpoint on Mill

Bldg. A - 680 S. Mill Avenue, Tempe, Arizona, 85281

Bldg. B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281

Bldg. H - 700 W. 7th Street, Tempe, Arizona, 85281

Bldgs. J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281

DMB



DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

28-AUG-07
SPR06135

PAD-13

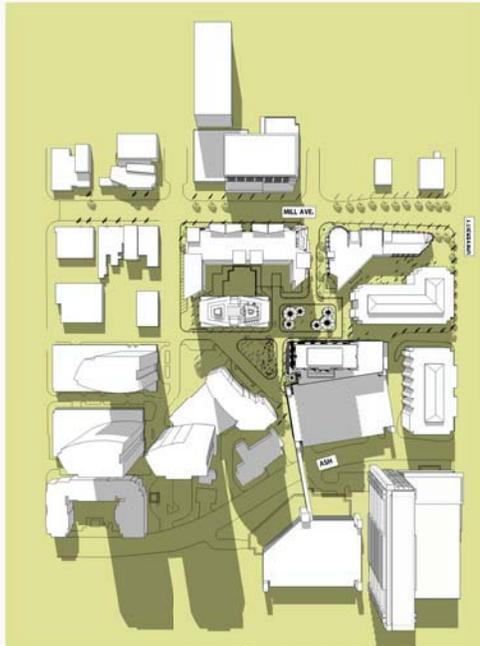
PL060549

SPR06135

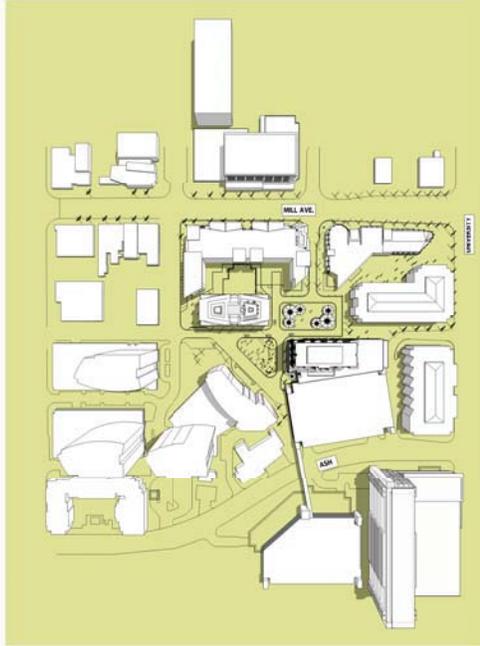
DS061149

12TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT on MILL" MIXED-USE

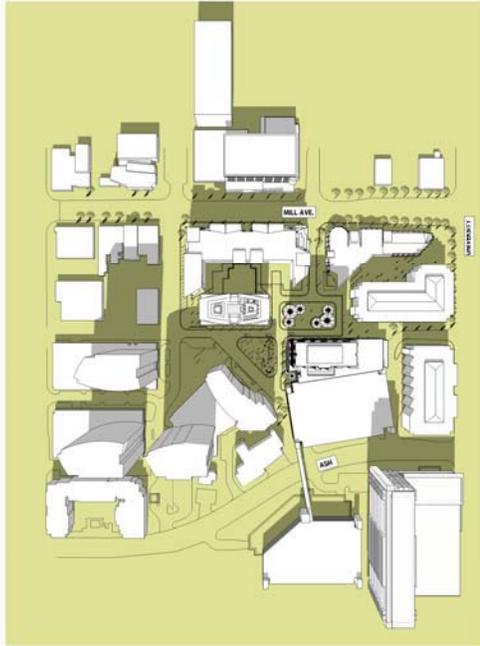
A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



JUNE 21st 8:00 A.M.



JUNE 21st 12:00 P.M.



JUNE 21st 4:00 P.M.

PL060549

SPR06135

DS061149



DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

28.AUG.07
SPR06135

PAD-14

P.A.D. Shading Study Diagrams
Scale: N.T.S.

Scale: N.T.S.



Centerpoint on Mill

Bldg. A - 680 S. Mill Avenue, Tempe, Arizona, 85281

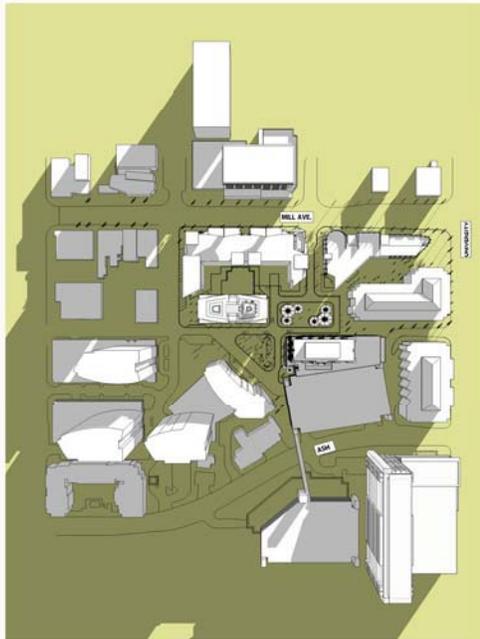
Bldg. B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281

Bldg. H - 100 W. 1th Street, Tempe, Arizona, 85281

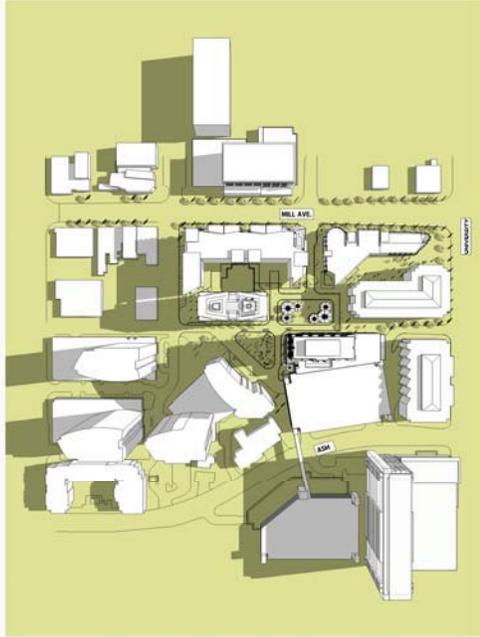
Bldgs. J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281

12TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT ON MILL" MIXED-USE

A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEC 21st 8:00 A.M.



DEC 21st 12:00 P.M.



DEC 21st 4:00 P.M.



DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

28.AUG.07
SPR06135

PAD-14a

P.A.D. Shading Study Diagrams
Scale: N.T.S.

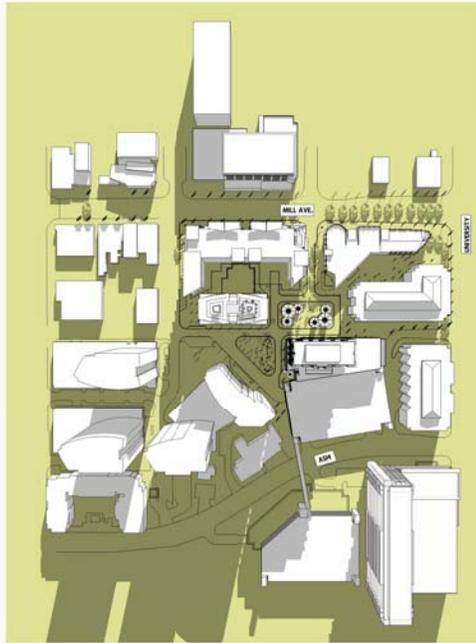


Centerpoint on Mill

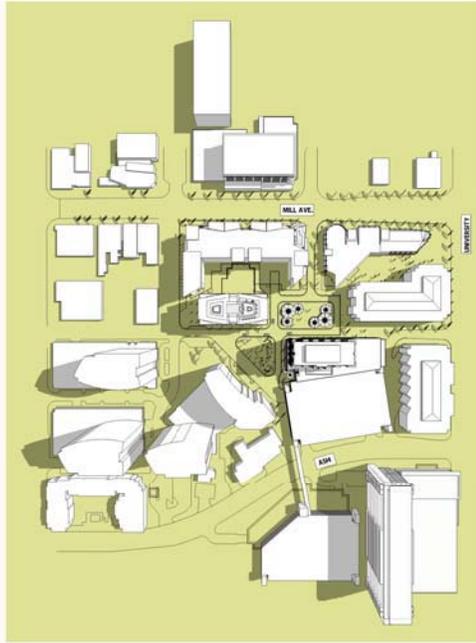
- Bldg. A - 680 S. Mill Avenue, Tempe, Arizona, 85281
- Bldg. B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
- Bldg. H - 100 W. 1th Street, Tempe, Arizona, 85281
- Bldgs. J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281

12TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT ON MILL" MIXED-USE

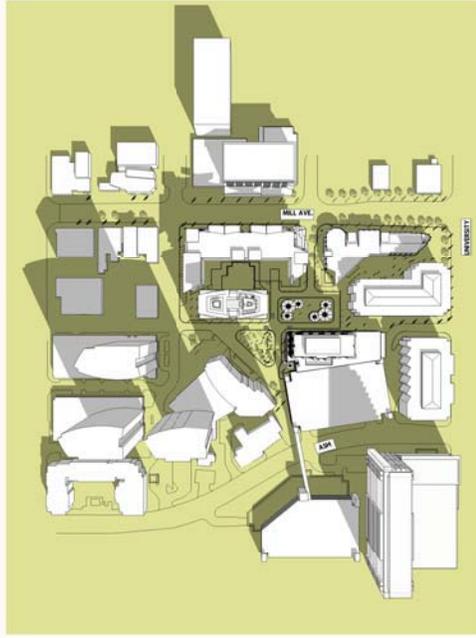
A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



MARCH/SEPT 21st 8:00 A.M.



MARCH/SEPT 21st 12:00 P.M.



MARCH/SEPT 21st 4:00 P.M.



DRAWINGS NOT FOR CONSTRUCTION
FOR DEVELOPMENT APPROVAL ONLY

28.AUG.07
SPR06135

PAD-14b

P.A.D. Shading Study Diagrams
Scale: N.T.S.

Scale: N.T.S.



Centerpoint on Mill

Bldg. A - 680 S. Mill Avenue, Tempe, Arizona, 85281

Bldg. B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281

Bldg. H - 100 W. 1th Street, Tempe, Arizona, 85281

Bldgs. J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281

5. PARKING REQUIREMENTS

The results of the shared parking analyses are used to establish minimum parking requirements. First, the peak parking demand predicted by the TSSPM is found, and then the number of reserved parking spaces is subtracted from this peak demand. The remainder is the number of shared (unreserved) parking spaces, to which a five-percent oversupply should be added to account for parking turnover, driver convenience, etc. (Reserved parking does not require an oversupply since a reserved space is assumed to be "occupied" whether or not there is actually a vehicle in it.) The sum of the reserved spaces, the shared spaces, and the oversupply establishes the minimum number of parking spaces that must be provided.

This procedure was used to determine the number of parking spaces required for each phase of Centerpoint on Mill, as well as for buildout of the entire Centerpoint P.A.D. These requirements were then compared to the number of spaces available.

AVAILABLE PARKING SUPPLY

The proposed redevelopment project, Centerpoint on Mill, will include two levels of parking under the new buildings that have been proposed. The applicant (Centerpoint Holdings LLC) also "owns" 500 spaces in the existing P1 Garage -i.e., it has exclusive rights to these spaces on a 24/7 basis. It also has the right to use 273 additional parking spaces in Garage P1 after 5:00 PM on weekdays and all day on Saturdays and Sundays. (During normal business hours, these spaces are used exclusively by Chase Bank employees.)

All of the parking available to each building included in the TSSPM must be considered in the parking analysis, as these spaces count towards satisfying the parking demand that they generate. Some of these spaces are available to the general public, while others have certain restrictions on their use. The total parking supply includes these spaces:

- Approximately 35 on-street spaces are available along the private streets within Centerpoint.
- The Marriott Courtyard Hotel has 104 parking spaces on its own parcel; these spaces are for hotel use only.
- Tempe Fire Station #6 has eight on-site spaces that are restricted to use by fire station personnel.
- Z'Tejas has 31 spaces on its site. These spaces are for the restaurant's exclusive use during peak dinner hours (after 4:30 PM) but are available for public parking at other times.
- There are 14 spaces in the alley behind the Tempe Hardware, Wells Fargo, and Goodwin Buildings; signs are posted restricting their use to tenants of these buildings.

- Through an existing lease agreement with the City of Tempe, the Laird & Dines Building has 100 additional spaces available on weekday evenings and on weekends for use by its customers and employees in another downtown parking facility.
- Avenue Communities' condominium project is legally obligated, through existing agreements with Centerpoint Holdings LLC, to provide additional parking - over and above the number of spaces required by the City to meet its own parking needs - for public parking. This extra parking also includes 340 spaces needed to replace parking that was formerly on its building site.

PARKING CONDITIONS BY PHASE

For each development phase, the parking requirement (as determined through the TSSPM) was compared to the total amount of parking provided to determine if sufficient parking would be available.

A detailed summary table of the Phase 1 analysis is presented in Exhibit 13. Because substantially more parking is available after 5:00 PM on weekdays and on weekends (due to the extra spaces available from Chase Bank), parking conditions for these two time periods were evaluated separately. The results indicate a parking surplus of 66 spaces during the day and a surplus of 24 spaces in the evening when Phase 1 of Centerpoint on Mill opens.

Exhibit 14 presents similar information for Phase 2 of Centerpoint. In this case, a large surplus of parking (202 spaces) will be available before 5:00 PM, but the projected parking supply is estimated to be approximately 41 spaces less than would normally be required to accommodate evening demand. The Phase 2 parking supply (2,585 spaces) does exceed the peak demand predicted by the TSSPM (2,554 spaces), but only a two-percent oversupply - rather than the normal five-percent - is provided.

Exhibits 15 and 16 compare parking demand and supply for Phase 3 of Centerpoint on Mill and for full buildout of the Centerpoint P.A.D. (including Phases 3 and 4 of Avenue Communities' development). In both cases, a parking surplus is projected for the two time periods evaluated.

An important component of the overall parking demand is the demand generated by the seven off-site buildings included in the existing CSPM (and which continued to be included in this updated parking analysis). Exhibit 17 shows the predicted weekday parking demand generated by these seven buildings alone. Taken separately, these buildings have only 22 spaces on their own "sites" (14 spaces in the alley behind the Mill Avenue buildings and 8 spaces at the fire station), although the Laird & Dines Building also has use of 100 off-site spaces in the evening. By including the total demand generated by these seven buildings in the shared parking model, the Centerpoint P.A.D. is providing far more parking for these uses than it is legally obligated to do through its existing agreements with the City of Tempe (175 public parking spaces). If this excess demand generated by these off-site buildings were not included in the model, Centerpoint would appear to have a significantly higher over-supply of parking than has been presented in this report. For this reason, the proposed parking supply is certainly sufficient to meet the expected peak parking demand.

PARKING REQUIREMENT	BEFORE 5:00 PM	AFTER 5:00 PM
Weekday Peak Demand Predicted by TSSPM	1,796	2,191
Reserved Spaces	851	851
Shared (Unreserved) Spaces	945	1,340
5% Oversupply of Shared Spaces	47	67
MINIMUM SPACES REQUIRED	1,843	2,258

LOCATION	TYPE	BEFORE 5:00 PM	AFTER 5:00 PM
Garage P1	Public Parking	500	773
Marriott Courtyard Hotel	Hotel Parking	104	104
Z'Tejas	Public Parking	31	31
Private Streets in Centerpoint	Public Parking	35	35
Avenue Communities: Phases 1 & 2	Residents	535	535
	Public Parking	193	193
	Replacement Parking	340	340
Mill Avenue Alley	Tenant Parking	14	14
Fire Station	Station Parking	8	8
Laird & Dines Building	Public Parking	0	100
Building H (new)	Hotel Parking	144	144
TOTAL SPACES PROVIDED		1,904	2,277

PARKING SURPLUS	61	19
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PARKING DEMAND AND SUPPLY: PHASE 1

HEFFERNAN & ASSOCIATES

**Exhibit
13**

PARKING REQUIREMENT	BEFORE 5:00 PM	AFTER 5:00 PM
Weekday Peak Demand Predicted by TSSPM	1,968	2,554
Reserved Spaces	1,124	1,124
Shared (Unreserved) Spaces	844	1,430
5% Oversupply of Shared Spaces	42	72
MINIMUM SPACES REQUIRED	2,010	2,626

LOCATION	TYPE	BEFORE 5:00 PM	AFTER 5:00 PM
Garage P1	Public Parking	500	773
Marriott Courtyard Hotel	Hotel Parking	104	104
Z'Tejas	Public Parking	31	31
Private Streets in Centerpoint	Public Parking	35	35
Avenue Communities: Phases 1 & 2	Residents	535	535
	Public Parking	193	193
	Replacement Parking	340	340
Mill Avenue Alley	Tenant Parking	14	14
Fire Station	Station Parking	8	8
Laird & Dines Building	Public Parking	0	100
Building H (new)	Hotel Parking	144	144
Building A (new)	Residents	273	273
	Public Parking	30	30
TOTAL SPACES PROVIDED		2,207	2,580

PARKING SURPLUS/DEFICIT	197	-46
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PARKING DEMAND AND SUPPLY: PHASE 2	Exhibit 14
HEFFERNAN & ASSOCIATES	

PARKING REQUIREMENT	BEFORE 5:00 PM	AFTER 5:00 PM
Weekday Peak Demand Predicted by TSSPM	2,396	2,926
Reserved Spaces	1,526	1,526
Shared (Unreserved) Spaces	870	1,400
5% Oversupply of Shared Spaces	44	70
MINIMUM SPACES REQUIRED	2,440	2,996

PARKING LOCATION	TYPE	BEFORE 5:00 PM	AFTER 5:00 PM
Garage P1	Public Parking	500	773
Marriott Courtyard Hotel	Hotel Parking	104	104
Z'Tejas	Public Parking	31	31
Private Streets in Centerpoint	Public Parking	35	35
Avenue Communities: Phases 1 & 2	Residents	535	535
	Public Parking	193	193
	Replacement Parking	340	340
Mill Avenue Alley	Tenant Parking	14	14
Fire Station	Station Parking	8	8
Laird & Dines Building	Public Parking	0	100
Building H (new)	Hotel Parking	144	144
Building A (new)	Residents	273	273
	Public Parking	30	30
Building B/C (new)	Residents	402	402
	Public Parking	15	15
TOTAL SPACES PROVIDED		2,624	2,997

PARKING SURPLUS	184	1
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PARKING DEMAND AND SUPPLY: PHASE 3

HEFFERNAN & ASSOCIATES

Exhibit

15

PARKING REQUIREMENT	BEFORE 5:00 PM	AFTER 5:00 PM
Weekday Peak Demand Predicted by TSSPM	3,179	3,735
Reserved Spaces	2,217	2,217
Shared (Unreserved) Spaces	962	1,518
5% Oversupply of Shared Spaces	44	76
MINIMUM SPACES REQUIRED	3,223	3,811

PARKING LOCATION	TYPE	BEFORE 5:00 PM	AFTER 5:00 PM
Garage P1	Public Parking	500	773
Marriott Courtyard Hotel	Hotel Parking	104	104
Z'Tejas	Public Parking	31	31
Private Streets in Centerpoint	Public Parking	35	35
Avenue Communities: Phases 1 & 2	Residents	535	535
	Public Parking	193	193
	Replacement Parking	340	340
Avenue Communities: Phases 3 & 4	Residents	691	691
	Public Parking	245	245
Mill Avenue Alley	Tenant Parking	14	14
Fire Station	Station Parking	8	8
Laird & Dines Building	Public Parking	0	100
Building H (new)	Hotel Parking	144	144
Building A (new)	Residents	273	273
	Public Parking	30	30
Building B/C (new)	Residents	402	402
	Public Parking	15	15
TOTAL SPACES PROVIDED		3,560	3,933

PARKING SURPLUS	337	122
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PARKING DEMAND AND SUPPLY: BUILDOUT

HEFFERNAN & ASSOCIATES

Exhibit

16

SUMMARY OF PARKING SUPPLY

LOCATION	PHASE 1		PHASE 2		PHASE 3		CENTERPOINT BUILDOUT	
	Before 5:00 PM	After 5:00 PM	Before 5:00 PM	After 5:00 PM	Before 5:00 PM	After 5:00 PM	Before 5:00 PM	After 5:00 PM
On Lots 2, 4, 5, and 6	144	144	447	447	864	864	864	864
On Other Centerpoint Lots	<u>1,746</u>	<u>2,019</u>	<u>1,746</u>	<u>2,019</u>	<u>1,746</u>	<u>2,019</u>	<u>2,682</u>	<u>2,955</u>
TOTAL ON-SITE	1,890	2,163	2,193	2,466	2,610	2,883	3,546	3,819
TOTAL OFF-SITE	14	114	14	114	14	114	14	114
TOTAL SPACES PROVIDED	1,904	2,277	2,207	2,580	2,624	2,997	3,560	3,933

APPLICATION OF STANDARD CODE REQUIREMENTS FOR PARKING

LAND USE	STANDARD PARKING RATIO	PHASE 1 (Buildings H, J, and K)			PHASE 2 (Building A)			PHASE 3 (Building B/C)		
		SIZE	SPACES REQD.	SIZE	SPACES REQD.	SIZE	SPACES REQD.	SIZE	SPACES REQD.	
Restaurant	1 space per 75 SF	4,972 SF	66.3	5,600 SF	74.7	13,442 SF	179.2			
Outdoor Dining	1 space per 150 SF	497 SF	3.3	560 SF	3.7	1,344 SF	9.0			
Retail	1 spaces per 300 SF	0	0.0	8,400 SF	28.0	20,162 SF	67.2			
Hotel: Guest Rooms	1 space per room	256 rooms	256.0	0	0.0	0	0			
Hotel: Conference	1 space per 125 SF	8,600 SF	68.8	0	0.0	0	0			
Hotel: Restaurant	1 space per 75 SF	3,400 SF	45.3	0	0.0	0	0			
Health Club	1 space per 125 SF	54,059 SF	432.5	0	0.0	0	0			
Residential: Studio	1 space per unit	0	0.0	9 units	9.0	14 units	14.0			
Residential: 1 bedroom	1.5 spaces per unit	0	0.0	58 units	87.0	85 units	127.5			
Residential: 2 bedrooms	2.0 spaces per unit	0	0.0	79 units	158.0	117 units	234.0			
Residential: 3 bedrooms	2.5 spaces per unit	0	0.0	27 units	67.5	40 units	100.0			
Residential: 4 bedrooms	3.0 spaces per unit	0	0.0	2 units	6.0	3 units	9.0			
Residential: Guest Pkg	0.2 spaces per unit	0	0.0	175 units	35.0	259 units	51.8			
		Total	872.2	Total	468.9	Total	791.7			
		Phase 1 Code Reqtd.	872	Phase 2 Code Reqtd.	469	Phase 3 Code Reqtd.	792			